

# Phinney Ridge/ Fremont

Area: 042

## *Residential Revalue for 2015 Assessment Roll*



*Obtained from farm2.staticflickr.com*

Area 42 is located in the northwestern area of Seattle. It contains the neighborhoods of Phinney Ridge, Fremont, west Green Lake and a portion of Greenwood. Geographically, the majority is located on a hill sloping easterly, westerly and southerly. Major attributes of this area include close proximity to Green Lake, Woodland Park Zoo, lower Woodland Park, and the University of Washington. Area 42 is relatively close to the downtown business core. Another major amenity to this area is the views. Approximately 25% of the properties enjoy a view of the Olympic & Cascade Mountains, Mount Rainier, Puget Sound, Green Lake, Seattle Skyline, Ship Canal, or a territorial view. This area was one of the first areas developed in Seattle. Roughly three quarters of the homes were built before 1930.



### **King County Department of Assessments**

*Setting values, serving the community, and pursuing excellence*

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***Lloyd Hara***  
***Assessor***

Dear Property Owners:

Property assessments for the 2015 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2015 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

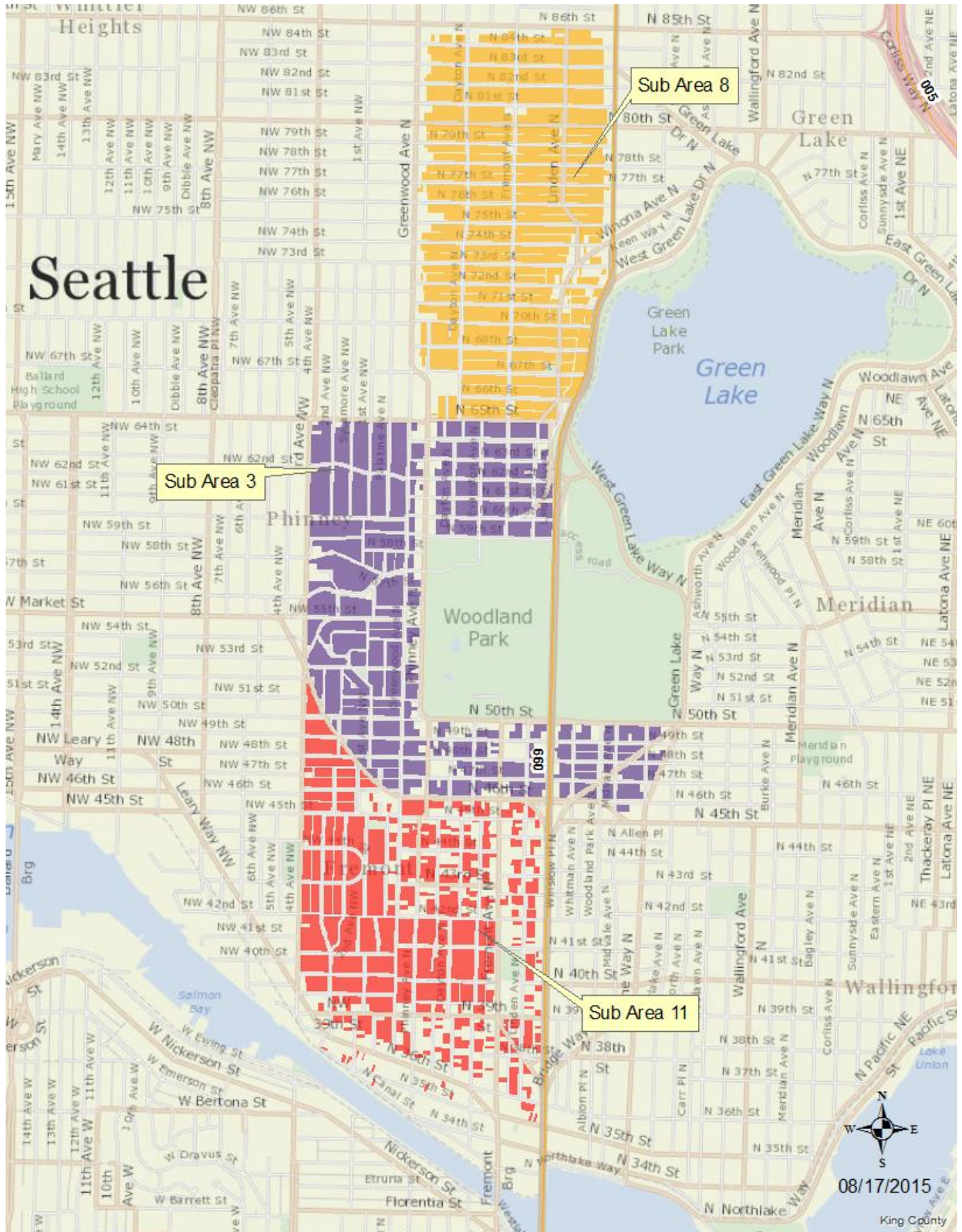
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

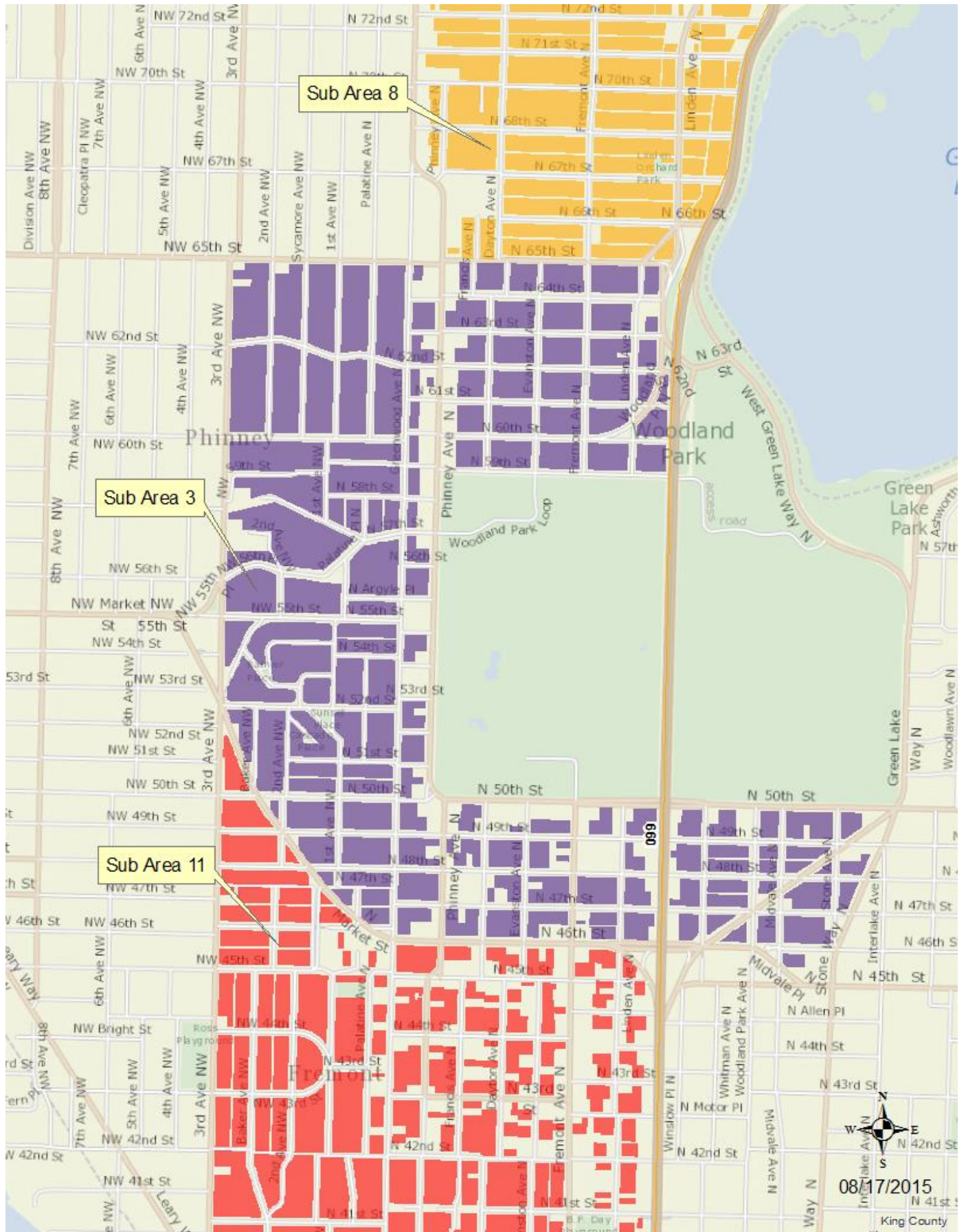
Lloyd Hara  
Assessor

## Area 042 Map

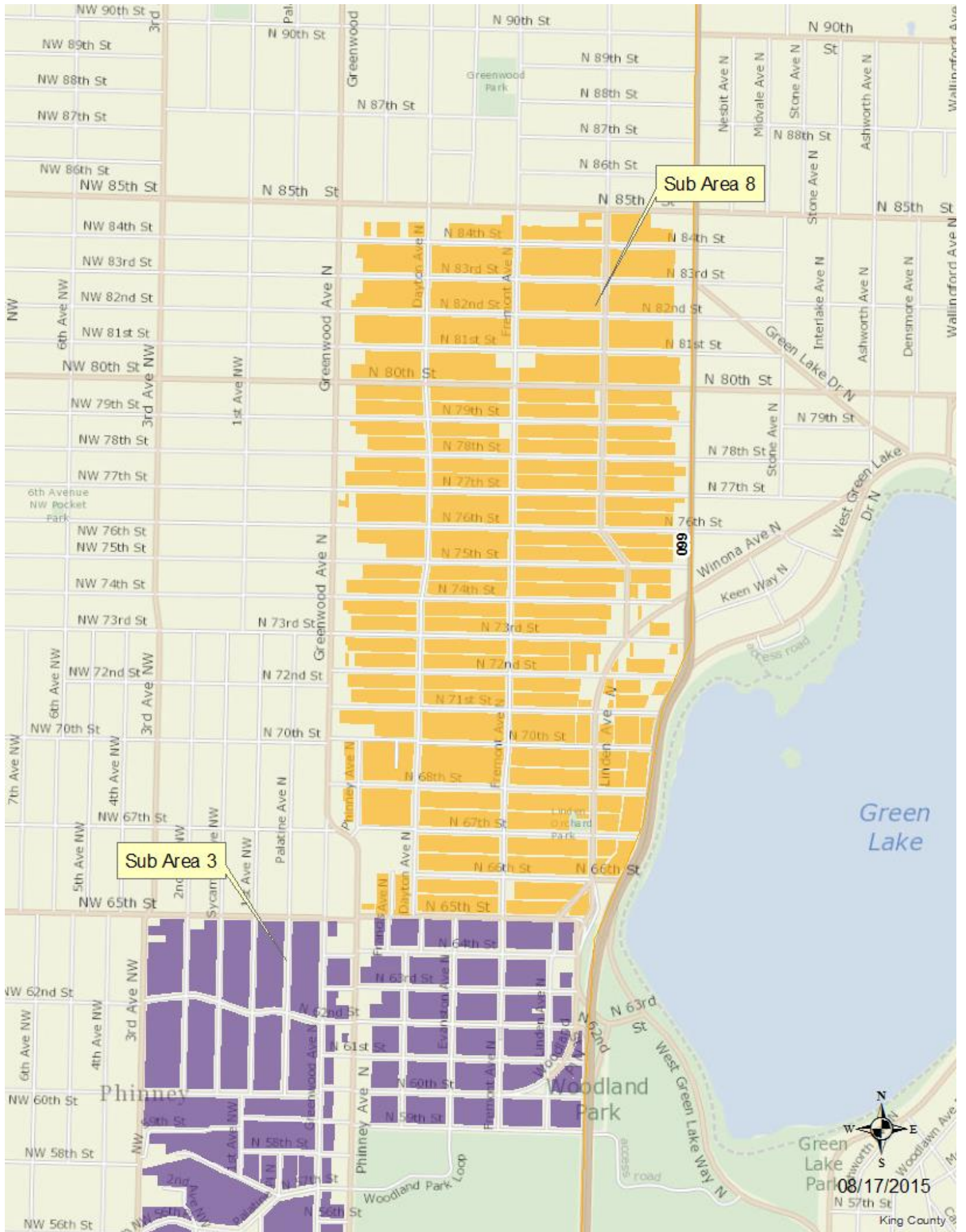


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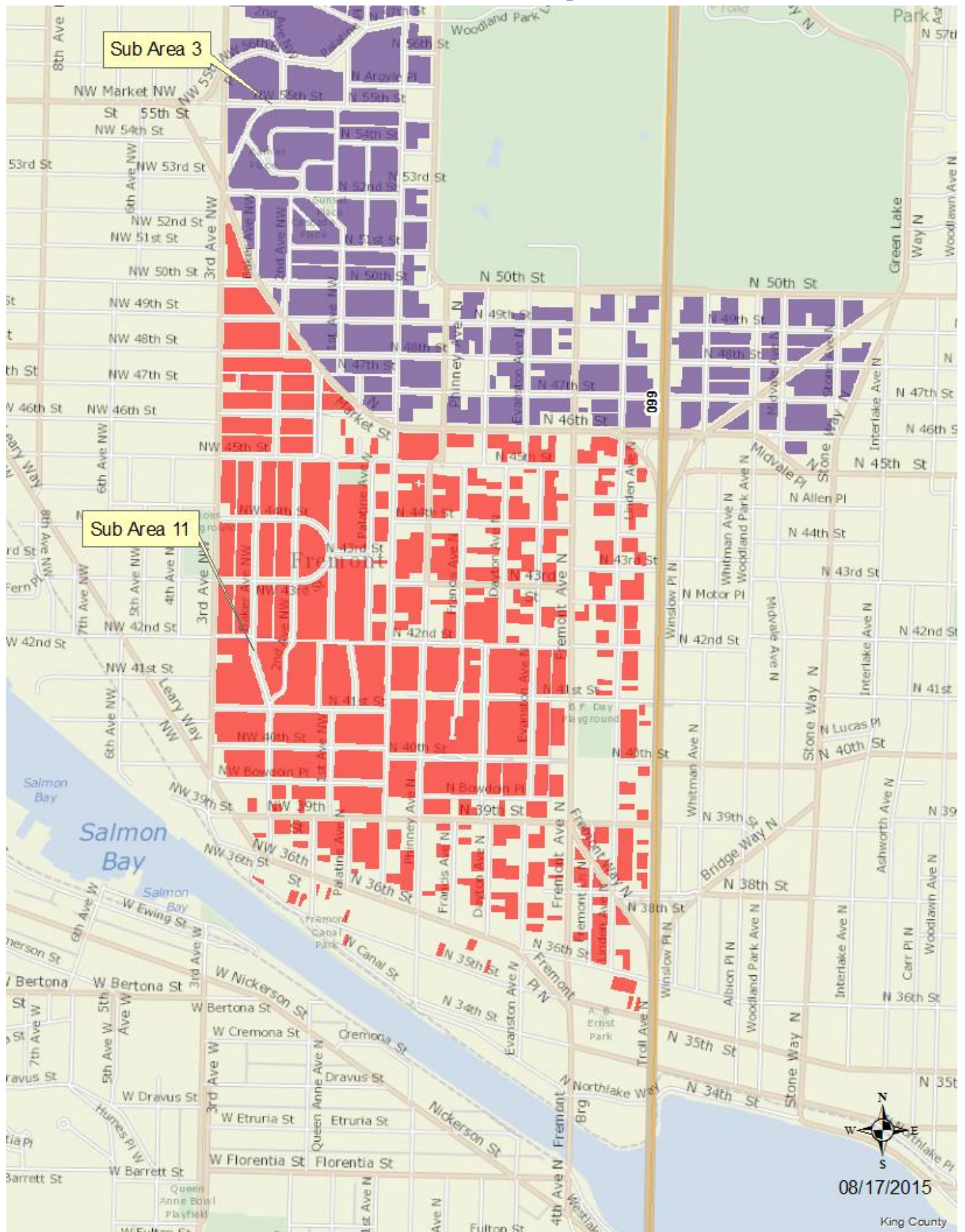
## Sub Area 3 Map



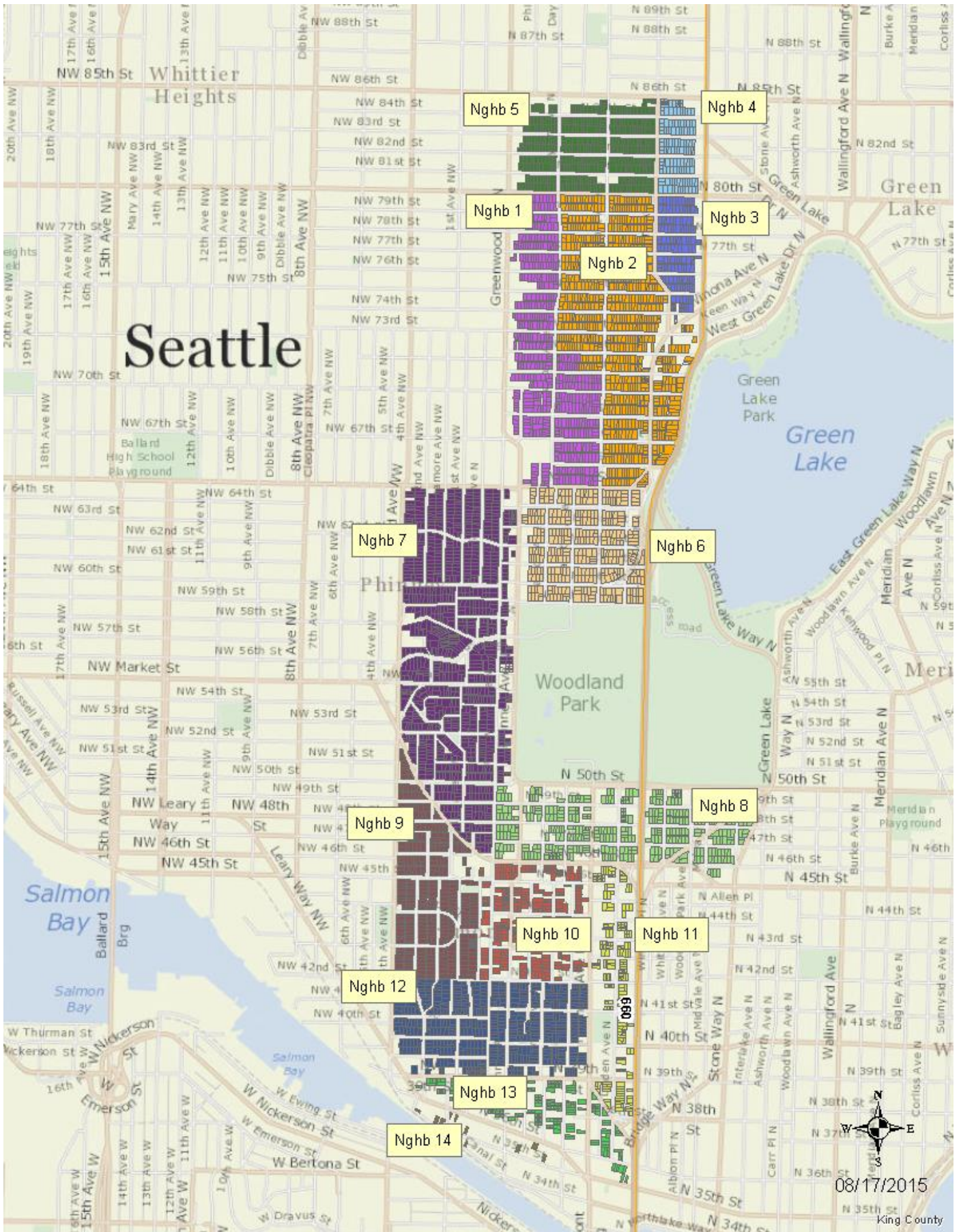
## Sub Area 8 Map



## Sub Area 11 Map



## Neighborhood Map



## Area 042 Housing Profile



Grade 5/ Year Built 1910/ Total Living Area 720  
Account Number 643050-0065



Grade 6/ Year Built 1908/ Total Living Area 1,490  
Account Number 952310-3295



Grade 7/ Year Built 1928/ Total Living Area 1,190  
Account Number 062504-9061



Grade 8/ Year Built 2007/ Total Living Area 1,160  
Account Number 132430-0126



Grade 9/ Year Built 2006/ Total Living Area 3,650  
Account Number 379700-0715



Grade 10/ Year Built 2008/ Total Living Area 3,620  
Account Number 953010-1780

# Glossary for Improved Sales

## Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration.
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain.
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

## Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

# Executive Summary

## Phinney Ridge/ Fremont - Area 042

### Annual Update

#### Characteristics Based Market Adjustment for 2015 Assessment Roll

**Previous Physical Inspection:** 2013

**Number of Improved Sales:** 692

**Range of Sale Dates:** 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2014 Value</b>	\$191,200	\$359,900	\$551,100			7.56%
<b>2015 Value</b>	\$210,700	\$396,600	\$607,300	\$644,400	94.5%	7.55%
<b>\$ Change</b>	+\$19,500	+\$36,700	+\$56,200			
<b>% Change</b>	+10.2%	+10.2%	+10.2%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. No characteristic based variables were warranted, therefore there is no change to the COD. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
<b>2014 Value</b>	\$227,800	\$309,000	\$536,800
<b>2015 Value</b>	\$251,100	\$340,300	\$591,400
<b>\$ Change</b>	+\$23,300	+\$31,300	+\$54,600
<b>% Change</b>	+10.2%	+10.1%	+10.2%

**Number of one to three unit residences in the population:** 5,094

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The area required a single standard area adjustment.

## Area 042 - Model Adjustments

### 1-3 Unit Residences

*2015 Total Value = 2014 Total Value + Overall (+/-) Characteristic Adjustments*

Standard Area Adjustment	# Parcels Adjusted	% of Population
+10.29%	5,094	100%

Due to truncating the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

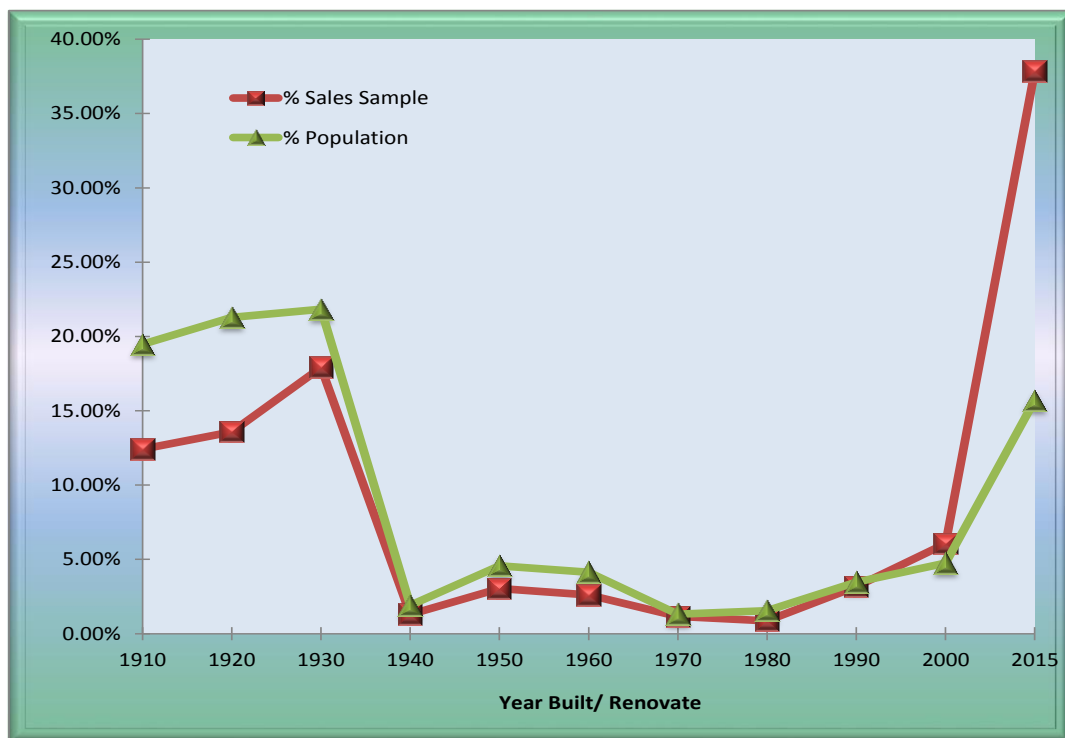
## Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	86	12.43%
1920	94	13.58%
1930	124	17.92%
1940	9	1.30%
1950	21	3.03%
1960	18	2.60%
1970	8	1.16%
1980	6	0.87%
1990	22	3.18%
2000	42	6.07%
2015	262	37.86%
692		

**Population**

Year Built/Ren	Frequency	% Population
1910	992	19.47%
1920	1,084	21.28%
1930	1,112	21.83%
1940	97	1.90%
1950	233	4.57%
1960	211	4.14%
1970	67	1.32%
1980	79	1.55%
1990	177	3.47%
2000	242	4.75%
2015	800	15.70%
5,094		



Sales of new homes built over the last few years are over represented in this sample.

This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

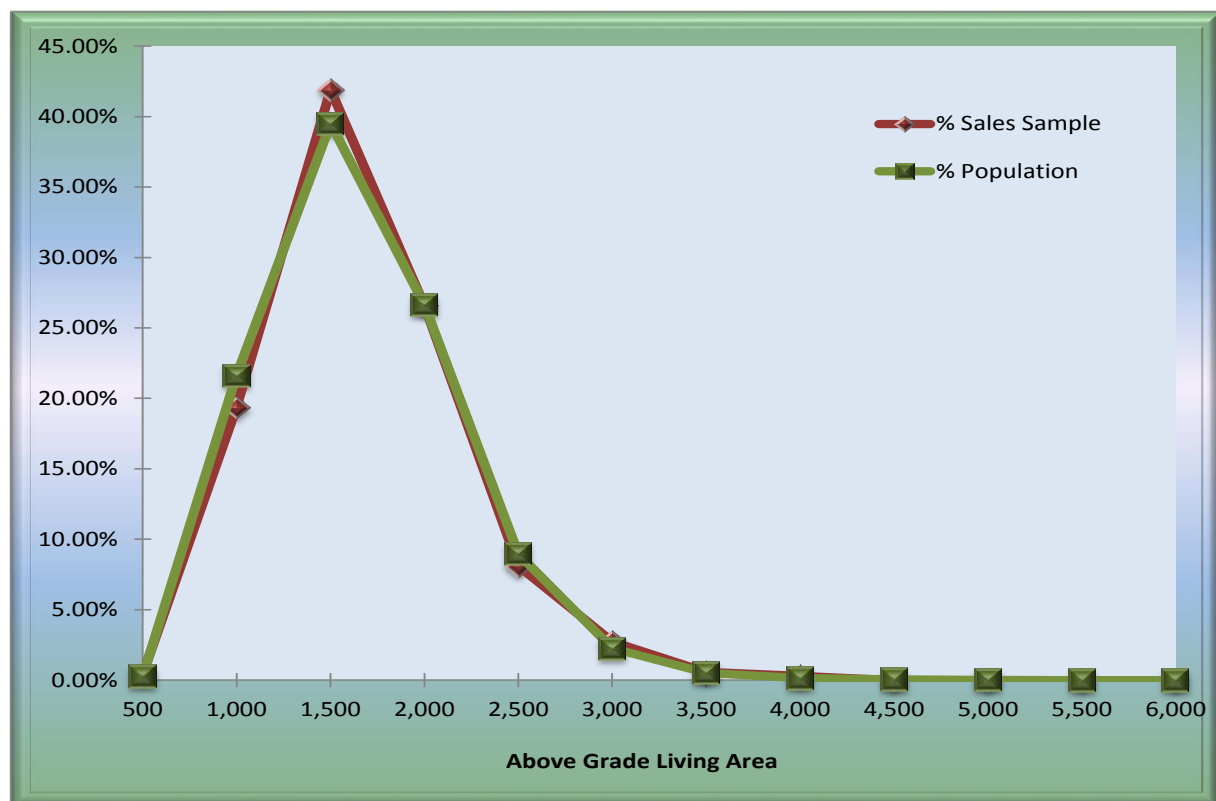
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	3	0.43%
1,000	134	19.36%
1,500	290	41.91%
2,000	184	26.59%
2,500	56	8.09%
3,000	19	2.75%
3,500	4	0.58%
4,000	2	0.29%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
692		

**Population**

AGLA	Frequency	% Population
500	14	0.27%
1,000	1,102	21.63%
1,500	2,013	39.52%
2,000	1,357	26.64%
2,500	456	8.95%
3,000	115	2.26%
3,500	26	0.51%
4,000	7	0.14%
4,500	3	0.06%
5,000	1	0.02%
5,500	0	0.00%
6,000	0	0.00%
5,094		



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area (AGLA). This distribution is ideal for both accurate analysis and appraisals.

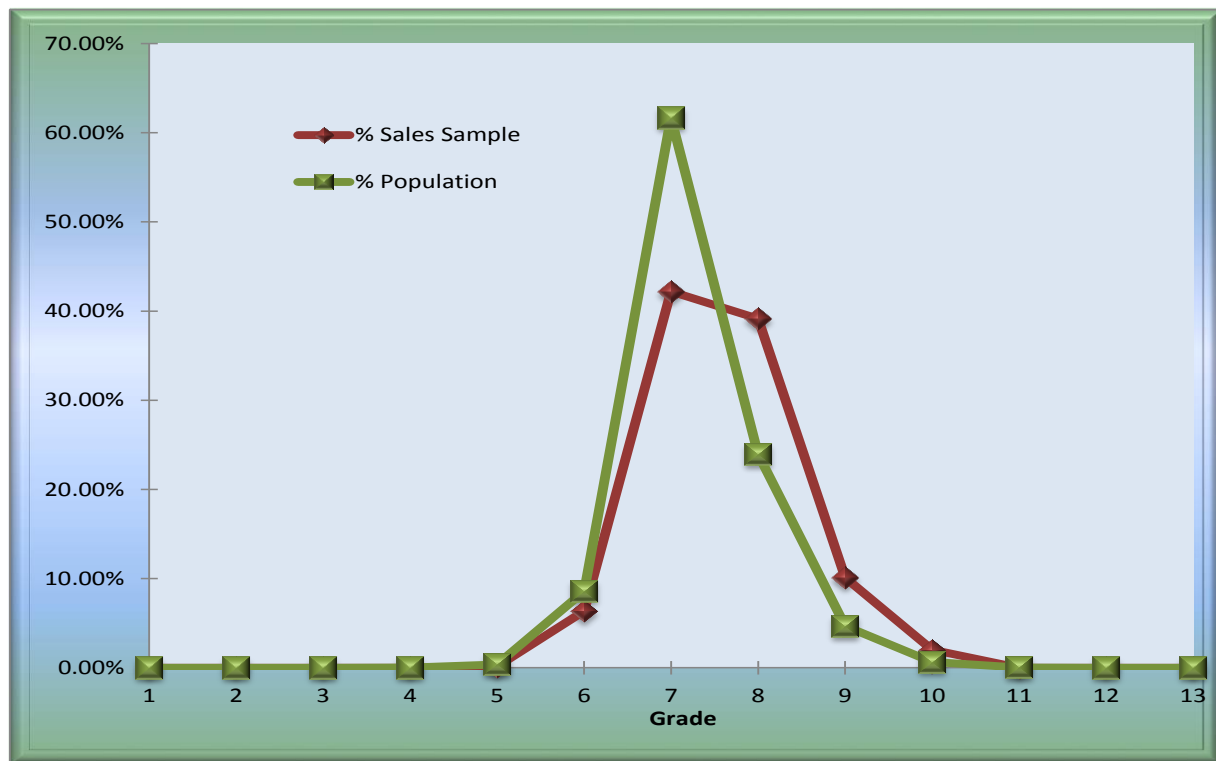
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.14%
6	44	6.36%
7	292	42.20%
8	271	39.16%
9	70	10.12%
10	14	2.02%
11	0	0.00%
12	0	0.00%
13	0	0.00%
692		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	19	0.37%
6	438	8.60%
7	3,143	61.70%
8	1,220	23.95%
9	238	4.67%
10	33	0.65%
11	2	0.04%
12	0	0.00%
13	0	0.00%
5,094		



The sales sample frequency distribution follows the population distribution fairly closely with regard to Building Grades. This distribution is adequate for both accurate analysis and appraisals.

## Area 042 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2015**.

For example, a sale of \$475,000 which occurred on October 1, 2013 would be adjusted by the time trend factor of 1.144, resulting in an adjusted value of \$543,000 ( $\$475,000 \times 1.144 = \$543,400$ ) – truncated to the nearest \$1000.

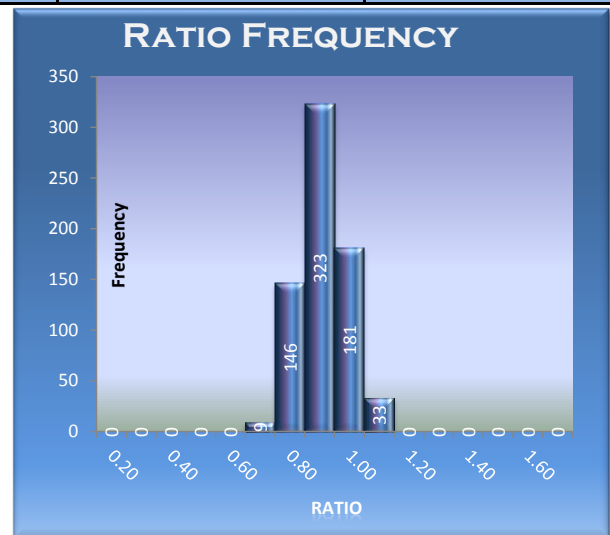
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.344	34.4%
2/1/2012	1.334	33.4%
3/1/2012	1.325	32.5%
4/1/2012	1.316	31.6%
5/1/2012	1.306	30.6%
6/1/2012	1.296	29.6%
7/1/2012	1.287	28.7%
8/1/2012	1.277	27.7%
9/1/2012	1.268	26.8%
10/1/2012	1.258	25.8%
11/1/2012	1.248	24.8%
12/1/2012	1.239	23.9%
1/1/2013	1.229	22.9%
2/1/2013	1.219	21.9%
3/1/2013	1.211	21.1%
4/1/2013	1.201	20.1%
5/1/2013	1.192	19.2%
6/1/2013	1.182	18.2%
7/1/2013	1.172	17.2%
8/1/2013	1.163	16.3%
9/1/2013	1.153	15.3%
10/1/2013	1.144	14.4%
11/1/2013	1.134	13.4%
12/1/2013	1.124	12.4%
1/1/2014	1.115	11.5%
2/1/2014	1.105	10.5%
3/1/2014	1.096	9.6%
4/1/2014	1.086	8.6%
5/1/2014	1.077	7.7%
6/1/2014	1.067	6.7%
7/1/2014	1.058	5.8%
8/1/2014	1.048	4.8%
9/1/2014	1.038	3.8%
10/1/2014	1.029	2.9%
11/1/2014	1.019	1.9%
12/1/2014	1.010	1.0%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 042 is:  $(.861370105713936 - 0.00027047446455581 * \text{SaleDay}) / (861370105713936)$   
SaleDay = SaleDate - 42005

# Annual Update Ratio Study Report (Before) – 2014 Assessments

<b>District: NW / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Phinney Ridge/Fremont</b>	<b>1/1/2014</b>	<b>8/5/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 042</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>SELL</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	692
<b>Mean Assessed Value</b>	\$551,100
<b>Mean Adj. Sales Price</b>	\$644,400
<b>Standard Deviation AV</b>	\$156,343
<b>Standard Deviation SP</b>	\$191,314
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.861
<b>Median Ratio</b>	0.857
<b>Weighted Mean Ratio</b>	0.855
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.657
<b>Highest ratio:</b>	1.085
<b>Coefficient of Dispersion</b>	7.56%
<b>Standard Deviation</b>	0.081
<b>Coefficient of Variation</b>	9.36%
<b>Price Related Differential (PRD)</b>	1.007
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.849
Upper limit	0.865
<b>95% Confidence: Mean</b>	
Lower limit	0.855
Upper limit	0.867
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	5,094
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.081
<b>Recommended minimum:</b>	10
<b>Actual sample size:</b>	692
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<b># ratios below mean:</b>	360
<b># ratios above mean:</b>	332
<b>z:</b>	1.064
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



## COMMENTS:

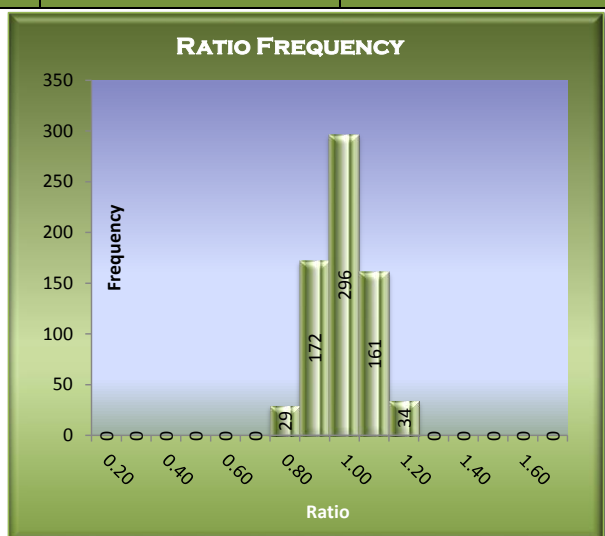
1 to 3 Unit Residences throughout Area 042

Sales Prices are adjusted for time to the Assessment Date of 1/1/2015

## Annual Update Ratio Study Report (After) – 2015 Assessments

<b>District: NW / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Phinney Ridge/Fremont</b>	<b>1/1/2015</b>	<b>8/5/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 042</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>SELL</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

SAMPLE STATISTICS	
<b>Sample size (n)</b>	692
<b>Mean Assessed Value</b>	\$607,300
<b>Mean Sales Price</b>	\$644,400
<b>Standard Deviation AV</b>	\$172,418
<b>Standard Deviation SP</b>	\$191,314
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.949
<b>Median Ratio</b>	0.945
<b>Weighted Mean Ratio</b>	0.942
UNIFORMITY	
<b>Lowest ratio</b>	0.724
<b>Highest ratio:</b>	1.197
<b>Coefficient of Dispersion</b>	7.55%
<b>Standard Deviation</b>	0.089
<b>Coefficient of Variation</b>	9.36%
<b>Price Related Differential (PRD)</b>	1.007
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.936
Upper limit	0.953
<b>95% Confidence: Mean</b>	
Lower limit	0.943
Upper limit	0.956
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	5,094
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.089
<b>Recommended minimum:</b>	13
<b>Actual sample size:</b>	692
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	360
# ratios above mean:	332
z:	1.064
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



### COMMENTS:

1 to 3 Unit Residences throughout Area 042 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

# Annual Update Process

**Effective Date of Appraisal: January 1, 2015**

**Date of Appraisal Report: August 5, 2015**

## Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2014
5. Existing residences where the data for 2014 is significantly different than the data for 2015 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2014 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

*(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)*

## Land Update

Based on the 18 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +10.2% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value \* 1.105, with the result truncated to the next \$1,000.

## Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The area required a single standard area adjustment.

With the exception of real property mobile home parcels and parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 692 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2015. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (0.861370105713936)$$

The resulting total value is truncated to the next \$1,000, *then*:

$$2015 \text{ Improvements Value} = 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value}$$

## Mobile Home Update

There were no mobile homes in this area.

## Results

The resulting assessment level is 94.5%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +10.2%. This increase is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Revalue Plan, separate studies, and statutes.

## Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) \* 1.103.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If "accessory improvements only", the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) \* 1.103.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded "unbuildable" = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded "% net condition" or is in "poor" condition, then there is no change from previous improvement value, only the land adjustment applies.

Any properties excluded from the annual up-date process are noted in RealProperty.

## Improved Sales Used in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	6	952310	2950	07/16/13	\$437,555	\$511,000	670	6	1916	Good	5,000	Y	N	721 N 63RD ST
3	7	445480	0060	06/26/14	\$450,000	\$477,000	700	6	1912	Avg	3,340	N	N	5516 2ND AVE NW
3	7	798640	0235	07/18/13	\$394,000	\$460,000	760	6	2010	Avg	3,000	N	N	111 NW 50TH ST
3	7	928780	2750	07/17/13	\$325,000	\$379,000	840	6	1991	Avg	1,500	N	N	108 N 60TH ST
3	6	952310	3001	10/13/14	\$389,000	\$399,000	850	6	1910	Avg	3,276	Y	N	6208 FREMONT AVE N
3	7	928780	0300	08/06/13	\$404,000	\$469,000	960	6	1904	Good	3,675	N	N	6254 PALATINE AVE N
3	7	045500	0270	06/18/13	\$371,000	\$436,000	790	7	1919	Avg	2,500	N	N	112 N 59TH ST
3	7	953010	1385	10/14/14	\$540,000	\$553,000	840	7	1959	Avg	3,021	Y	N	122 NW 51ST ST
3	7	045500	0841	08/29/14	\$475,000	\$494,000	870	7	1946	Avg	7,975	Y	N	236 NW 56TH ST
3	7	798640	0115	09/05/12	\$405,100	\$513,000	870	7	1972	Avg	3,000	N	N	106 N 49TH ST
3	7	953010	0525	07/10/12	\$532,500	\$684,000	870	7	2012	Avg	3,000	Y	N	5217 PALATINE AVE N
3	7	813370	0020	07/02/14	\$496,000	\$525,000	900	7	1946	Avg	9,260	N	N	219 NW 56TH ST
3	6	952310	2420	09/22/14	\$535,000	\$552,000	920	7	1906	Good	5,000	Y	N	512 N 63RD ST
3	6	952310	2550	06/19/12	\$401,000	\$518,000	920	7	1904	VGood	4,000	N	N	418 N 63RD ST
3	7	798640	0985	11/04/13	\$550,000	\$623,000	940	7	1913	VGood	4,000	N	N	111 N 49TH ST
3	7	045500	0315	09/19/13	\$430,000	\$493,000	960	7	1924	Good	3,663	N	N	106 NW 59TH ST
3	7	045500	0445	10/12/12	\$475,000	\$596,000	960	7	1948	Good	4,109	N	N	129 NW 59TH ST
3	8	686520	0345	06/20/12	\$475,000	\$613,000	960	7	1918	VGood	3,450	N	N	4803 STONE WAY N
3	7	798640	0180	07/10/14	\$675,000	\$712,000	960	7	1924	VGood	4,500	N	N	4903 1ST AVE NW
3	6	952310	1925	02/08/12	\$485,000	\$646,000	960	7	1927	Good	3,500	N	N	708 N 64TH ST
3	7	952310	1406	04/02/13	\$516,000	\$620,000	970	7	1918	Good	3,250	N	N	6312 GREENWOOD AVE N
3	7	928780	1455	10/28/14	\$484,950	\$495,000	1,000	7	1916	Good	4,956	Y	N	6234 3RD AVE NW
3	8	952110	1550	08/28/12	\$379,950	\$482,000	1,010	7	1918	Good	3,956	N	N	1007 N 48TH ST
3	7	798640	0320	04/15/14	\$500,000	\$541,000	1,030	7	1958	Avg	3,300	Y	N	4903 2ND AVE NW
3	7	045500	0371	07/10/12	\$568,000	\$729,000	1,050	7	1951	VGood	5,070	N	N	111 NW 59TH ST
3	8	686520	0596	11/01/13	\$575,000	\$652,000	1,050	7	1922	Good	3,515	N	N	4707 STONE AVE N
3	8	686520	0087	09/10/12	\$400,000	\$506,000	1,060	7	1927	Good	2,400	N	N	4912 STONE WAY N
3	8	952110	0795	06/23/14	\$569,000	\$603,000	1,060	7	1924	VGood	3,884	N	N	714 N 46TH ST
3	7	953010	0761	11/25/13	\$581,000	\$654,000	1,060	7	1924	Good	2,379	Y	N	5301 1ST AVE NW
3	7	953010	1685	02/22/13	\$486,000	\$589,000	1,060	7	1965	Good	3,000	N	N	109 N 51ST ST

## Improved Sales Used in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	8	686520	0578	04/24/14	\$695,000	\$750,000	1,070	7	1920	VGood	4,000	N	N	1210 N 47TH ST
3	7	953010	1670	06/23/14	\$525,000	\$557,000	1,080	7	1924	Avg	3,500	Y	N	207 N 52ND ST
3	8	952210	0205	03/28/14	\$465,000	\$506,000	1,090	7	1911	Avg	5,000	N	N	318 N 48TH ST
3	7	953010	1290	11/10/14	\$700,000	\$711,000	1,090	7	1926	Avg	4,500	Y	N	5103 2ND AVE NW
3	8	085000	0045	12/18/13	\$543,000	\$608,000	1,100	7	1913	Avg	3,612	N	N	4811 DAYTON AVE N
3	8	686520	0982	10/16/13	\$524,000	\$597,000	1,100	7	1925	Good	3,000	N	N	1201 N 46TH ST
3	8	686520	0981	12/21/14	\$517,000	\$519,000	1,140	7	1925	Good	3,750	N	N	1209 N 46TH ST
3	7	928780	1240	05/06/13	\$603,000	\$718,000	1,150	7	1908	VGood	6,500	Y	N	6239 2ND AVE NW
3	8	952110	1455	07/23/14	\$548,000	\$576,000	1,170	7	1916	Good	3,864	N	N	1022 N 48TH ST
3	6	952310	2040	09/22/14	\$440,000	\$454,000	1,200	7	1940	Avg	5,300	N	N	6407 WOODLAND PL N
3	7	953010	0921	10/27/14	\$483,000	\$493,000	1,220	7	1927	Avg	3,780	N	N	235 NW 52ND ST
3	7	952310	1395	06/22/12	\$432,000	\$557,000	1,230	7	1909	Good	3,500	N	N	300 N 62ND ST
3	6	952310	3890	05/30/13	\$616,000	\$728,000	1,230	7	1912	Good	5,000	N	N	512 N 60TH ST
3	7	952510	0070	03/21/14	\$618,750	\$674,000	1,260	7	1914	Good	5,786	N	N	5723 PALATINE AVE N
3	8	952110	0516	08/07/13	\$479,000	\$556,000	1,270	7	1917	Avg	3,333	N	N	4615 FREMONT AVE N
3	8	952110	1181	12/04/13	\$417,000	\$468,000	1,310	7	1909	Avg	2,100	N	N	917 N 50TH ST
3	8	952110	1165	07/23/13	\$549,950	\$641,000	1,330	7	1914	Good	3,750	N	N	912 N 49TH ST
3	7	045500	0440	07/16/12	\$682,500	\$875,000	1,340	7	1925	VGood	4,074	Y	N	167 NW 60TH ST
3	7	928780	1795	10/29/13	\$472,000	\$536,000	1,350	7	1916	Avg	4,908	Y	N	6020 3RD AVE NW
3	8	952110	0130	01/09/13	\$650,000	\$797,000	1,360	7	2013	Avg	3,400	N	N	4613 DAYTON AVE N
3	7	953010	0781	09/14/12	\$409,000	\$517,000	1,360	7	1996	Avg	2,578	Y	N	235 NW 53RD ST
3	6	952310	3060	07/03/13	\$460,000	\$539,000	1,380	7	1922	Good	4,000	N	N	6225 WOODLAND PL N
3	6	952310	1655	05/01/14	\$655,000	\$705,000	1,390	7	1911	VGood	3,000	N	N	6408 FRANCIS AVE N
3	7	204350	0010	07/09/13	\$650,000	\$760,000	1,400	7	1911	Good	4,400	N	N	5619 PALATINE PL N
3	8	952110	1090	04/15/13	\$390,000	\$467,000	1,410	7	1908	VGood	2,855	N	N	813 N 47TH ST
3	6	952310	2580	05/23/14	\$599,000	\$641,000	1,410	7	1926	VGood	2,500	Y	N	427 N 63RD ST
3	6	952310	2660	05/13/14	\$560,000	\$601,000	1,440	7	1910	Avg	5,000	N	N	412 N 62ND ST
3	8	952110	0010	03/06/12	\$355,000	\$470,000	1,450	7	1995	Good	2,000	N	N	410 N 49TH ST
3	8	952110	0425	05/23/12	\$460,000	\$598,000	1,480	7	1914	Good	3,500	N	N	600 N 47TH ST
3	7	045500	0360	10/22/12	\$665,000	\$832,000	1,510	7	1911	VGood	5,000	N	N	5823 1ST AVE NW

## Improved Sales Used in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	8	952110	1231	07/17/13	\$430,000	\$502,000	1,540	7	1916	Avg	3,550	N	N	917 N 49TH ST
3	8	952110	1221	05/19/14	\$487,250	\$522,000	1,550	7	1901	Avg	3,250	N	N	4803 WHITMAN AVE N
3	6	952310	2830	07/16/12	\$563,000	\$722,000	1,550	7	1910	Good	4,895	Y	N	623 N 63RD ST
3	7	953010	0555	06/13/14	\$585,000	\$622,000	1,580	7	1927	Good	2,807	Y	N	115 NW 53RD ST
3	8	952110	1500	12/11/13	\$740,000	\$830,000	1,590	7	1918	VGood	3,956	N	N	1000 N 47TH ST
3	8	686520	0140	05/29/14	\$485,000	\$518,000	1,600	7	1916	Good	4,300	N	N	1219 N 50TH ST
3	7	928780	2865	08/14/13	\$715,300	\$829,000	1,620	7	1926	Good	3,908	N	N	217 N 62ND ST
3	7	798640	0775	06/15/12	\$430,000	\$556,000	1,630	7	1912	Avg	4,500	N	N	121 NW 49TH ST
3	7	928780	2175	12/05/13	\$525,000	\$590,000	1,660	7	1910	Good	4,000	N	N	110 NW 60TH ST
3	7	952310	1175	10/09/13	\$699,000	\$798,000	1,670	7	1917	VGood	3,500	N	N	5908 GREENWOOD AVE N
3	8	952210	0165	05/23/13	\$554,889	\$657,000	1,690	7	1905	VGood	2,145	Y	N	321 N 49TH ST
3	7	928780	0375	10/30/14	\$685,000	\$699,000	1,710	7	1909	Avg	5,000	Y	N	6247 PALATINE AVE N
3	7	045500	0460	12/16/13	\$580,000	\$649,000	1,720	7	1905	Good	4,140	Y	N	134 NW 59TH ST
3	6	952310	1825	04/05/13	\$755,000	\$906,000	1,720	7	1916	VGood	3,750	N	N	608 N 64TH ST
3	6	952310	1980	10/04/12	\$475,000	\$597,000	1,720	7	1987	Avg	2,500	Y	N	714 N 64TH ST
3	7	953010	1485	05/08/12	\$610,000	\$795,000	1,720	7	1922	Avg	3,979	Y	N	5130 1ST AVE NW
3	8	686520	0685	08/06/12	\$630,000	\$804,000	1,730	7	1927	VGood	4,550	N	N	1202 N 46TH ST
3	8	952110	1467	03/04/13	\$755,000	\$913,000	1,740	7	1916	VGood	3,864	N	N	1019 N 49TH ST
3	8	686520	0496	08/28/13	\$532,000	\$614,000	1,750	7	1916	Avg	2,999	N	N	4715 STONE WAY N
3	6	952310	1640	07/03/12	\$650,000	\$836,000	1,750	7	1925	VGood	3,600	Y	N	6416 FRANCIS AVE N
3	6	952310	2447	11/17/14	\$688,500	\$698,000	1,760	7	1927	Good	4,125	Y	N	6303 EVANSTON AVE N
3	8	686520	0641	04/24/14	\$590,000	\$637,000	1,770	7	1924	VGood	4,000	N	N	1106 N 46TH ST
3	7	928780	2990	05/29/12	\$567,500	\$736,000	1,780	7	1963	Avg	5,250	N	N	6008 PALATINE AVE N
3	6	952310	3000	03/10/12	\$525,000	\$694,000	1,830	7	1924	Good	4,524	Y	N	700 N 62ND ST
3	6	952310	2800	10/24/12	\$558,450	\$699,000	1,850	7	1914	VGood	4,250	Y	N	6207 EVANSTON AVE N
3	6	952310	3990	12/08/14	\$611,000	\$616,000	1,850	7	1922	Avg	5,000	N	N	6000 EVANSTON AVE N
3	7	952310	1106	06/15/12	\$550,000	\$711,000	1,870	7	1922	Good	3,400	Y	N	5800 GREENWOOD AVE N
3	8	952110	1505	08/13/13	\$765,000	\$887,000	1,880	7	1918	VGood	3,956	N	N	1010 N 47TH ST
3	7	798640	0015	01/10/13	\$635,000	\$779,000	1,950	7	1908	VGood	4,600	N	N	128 N 49TH ST
3	7	952310	0911	12/04/13	\$629,922	\$708,000	1,980	7	1915	Good	3,150	N	N	5612 GREENWOOD AVE N

## Improved Sales Used in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	8	686520	0095	10/24/14	\$725,000	\$741,000	1,990	7	1927	Good	5,800	N	N	1302 N 49TH ST
3	7	928780	2410	08/22/14	\$852,000	\$887,000	1,990	7	1913	Good	3,750	N	N	6032 SYCAMORE AVE NW
3	8	952210	0155	04/29/13	\$537,000	\$640,000	2,060	7	1905	Good	5,000	N	N	317 N 49TH ST
3	8	686520	0175	03/26/12	\$500,000	\$659,000	2,120	7	1912	Good	4,300	N	N	1218 N 49TH ST
3	7	928780	2170	04/24/14	\$670,000	\$723,000	2,190	7	1911	Good	5,000	N	N	102 NW 60TH ST
3	8	952110	1520	05/31/12	\$475,000	\$616,000	940	8	1918	Good	3,864	N	N	1022 N 47TH ST
3	8	952110	1520	12/12/14	\$543,000	\$546,000	940	8	1918	Good	3,864	N	N	1022 N 47TH ST
3	7	953010	0870	05/15/12	\$525,000	\$683,000	1,000	8	2006	Avg	3,000	Y	N	214 NW 52ND ST
3	6	952310	4052	07/11/12	\$514,500	\$661,000	1,070	8	2008	Avg	2,039	N	N	6027 WOODLAND PL N
3	7	952310	0540	09/02/13	\$430,000	\$496,000	1,170	8	1930	Avg	2,833	N	N	5107 PHINNEY AVE N
3	7	952310	0948	10/09/13	\$450,000	\$513,000	1,200	8	2008	Avg	1,115	N	N	5611 B PHINNEY AVE N
3	8	952110	0956	04/20/12	\$410,000	\$537,000	1,210	8	2012	Avg	1,038	N	N	4808 LINDEN AVE N
3	7	953010	0705	12/17/13	\$700,000	\$784,000	1,240	8	1959	Avg	6,714	Y	N	210 NW 53RD ST
3	7	952310	1442	03/27/12	\$396,500	\$522,000	1,250	8	2008	Avg	1,205	N	N	6307 A PHINNEY AVE N
3	8	952110	0957	04/11/12	\$429,500	\$564,000	1,290	8	2012	Avg	1,055	N	N	4810 LINDEN AVE N
3	6	952310	2161	07/27/12	\$465,000	\$595,000	1,290	8	1913	Avg	3,500	N	N	700 N 63RD ST
3	7	953010	0136	04/11/13	\$630,000	\$755,000	1,290	8	1950	Avg	6,500	Y	N	130 NW 54TH ST
3	7	952310	1422	11/07/13	\$460,000	\$521,000	1,300	8	2008	Avg	1,414	N	N	6315 PHINNEY AVE N
3	8	952110	0459	10/18/12	\$498,000	\$624,000	1,310	8	2012	Avg	1,348	N	N	621 N 48TH ST
3	8	952110	0460	11/16/12	\$476,500	\$593,000	1,310	8	2012	Avg	1,134	N	N	623 N 48TH ST
3	8	952110	0461	10/24/12	\$500,000	\$625,000	1,310	8	2012	Avg	1,134	N	N	625 N 48TH ST
3	8	952110	0958	04/10/12	\$425,000	\$558,000	1,310	8	2012	Avg	983	N	N	4812 LINDEN AVE N
3	8	952110	0462	10/24/12	\$500,000	\$625,000	1,320	8	2012	Avg	1,386	N	N	627 N 48TH ST
3	7	952310	1420	11/16/12	\$440,000	\$547,000	1,330	8	2008	Avg	917	N	N	317 N 64TH ST
3	7	798640	0265	10/29/14	\$770,000	\$785,000	1,340	8	2003	Avg	6,000	Y	N	128 NW 49TH ST
3	7	953010	0580	09/18/12	\$825,000	\$1,041,000	1,340	8	1909	VGood	3,807	Y	N	5202 2ND AVE NW
3	7	952560	0210	07/02/14	\$533,500	\$564,000	1,350	8	1981	Avg	2,335	N	N	101 NW 58TH ST
3	8	952110	1415	07/05/13	\$365,000	\$427,000	1,360	8	2004	Avg	1,165	N	N	1017 D N 50TH ST
3	8	952110	0209	08/12/13	\$425,000	\$493,000	1,380	8	2006	Avg	1,156	N	N	508 A N 46TH ST
3	8	952110	0211	05/22/12	\$325,000	\$422,000	1,380	8	2006	Avg	1,184	N	N	510 A N 46TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	7	952310	0712	06/18/14	\$485,000	\$515,000	1,410	8	2008	Avg	923	N	N	5419 PHINNEY AVE N
3	7	952310	0713	12/13/12	\$455,000	\$562,000	1,410	8	2008	Avg	921	N	N	5417 PHINNEY AVE N
3	8	952110	0214	06/04/14	\$455,000	\$485,000	1,420	8	2006	Avg	1,189	N	N	506 B N 46TH ST
3	7	953010	0018	01/02/13	\$480,000	\$590,000	1,430	8	2008	Avg	1,215	Y	N	5415 B BAKER AVE NW
3	8	952110	0959	04/06/12	\$465,000	\$611,000	1,460	8	2012	Avg	1,299	N	N	4814 LINDEN AVE N
3	8	952110	0955	03/27/12	\$529,500	\$697,000	1,470	8	2012	Avg	1,627	N	N	804 N 48TH ST
3	8	952110	0996	05/16/13	\$543,000	\$644,000	1,470	8	2005	Avg	1,426	N	N	805 N 49TH ST
3	8	952110	0997	03/11/13	\$541,500	\$654,000	1,470	8	2005	Avg	1,732	N	N	4816 LINDEN AVE N
3	7	952310	0730	05/23/14	\$580,000	\$621,000	1,470	8	2008	Avg	1,173	Y	N	5413 PHINNEY AVE N
3	7	952310	0731	09/30/14	\$580,000	\$597,000	1,470	8	2008	Avg	1,171	Y	N	5415 PHINNEY AVE N
3	8	952210	0292	06/13/12	\$561,000	\$725,000	1,510	8	2012	Avg	1,016	Y	N	4723 PHINNEY AVE N
3	8	952210	0293	06/22/12	\$499,950	\$645,000	1,510	8	2012	Avg	760	N	N	4721 PHINNEY AVE N
3	8	952210	0294	06/26/12	\$488,950	\$630,000	1,510	8	2012	Avg	760	N	N	4719 PHINNEY AVE N
3	8	952210	0295	06/22/12	\$505,000	\$651,000	1,510	8	2012	Avg	2,468	N	N	4717 PHINNEY AVE N
3	8	686520	0640	11/07/13	\$675,000	\$764,000	1,530	8	2007	Avg	5,250	N	N	1108 N 46TH ST
3	7	928780	0085	06/19/12	\$603,000	\$778,000	1,530	8	1982	VGood	5,000	N	N	6309 GREENWOOD AVE N
3	8	952110	0316	11/09/12	\$445,000	\$554,000	1,580	8	2007	Avg	1,469	N	N	614 N 49TH ST
3	8	952110	0317	07/24/13	\$480,000	\$559,000	1,580	8	2007	Avg	1,467	N	N	612 N 49TH ST
3	6	952310	2581	08/29/12	\$815,000	\$1,034,000	1,620	8	1928	VGood	2,500	Y	N	6211 DAYTON AVE N
3	6	952310	4675	11/15/13	\$867,500	\$980,000	1,630	8	1926	VGood	3,150	N	N	526 N 59TH ST
3	8	952110	0904	03/19/13	\$532,000	\$641,000	1,650	8	2006	Avg	1,378	Y	N	4900 LINDEN AVE N
3	8	952110	0905	02/07/13	\$525,000	\$639,000	1,650	8	2006	Avg	1,376	Y	N	4902 LINDEN AVE N
3	6	952310	1956	10/05/12	\$675,000	\$848,000	1,680	8	2000	Avg	5,000	N	N	751 N 65TH ST
3	8	952210	0375	07/15/14	\$775,000	\$816,000	1,720	8	1915	Avg	5,000	N	N	309 N 47TH ST
3	6	952310	4010	03/26/13	\$525,000	\$631,000	1,770	8	1985	Avg	5,000	N	N	610 N 60TH ST
3	6	952310	4245	06/03/13	\$495,000	\$585,000	1,880	8	1911	Avg	4,000	N	N	815 N 60TH ST
3	7	953010	0320	12/13/13	\$817,000	\$916,000	1,910	8	1997	Avg	3,000	N	N	108 N 54TH ST
3	7	953010	0215	05/23/12	\$630,000	\$819,000	1,920	8	2007	Avg	4,500	N	N	119 N 55TH ST
3	7	928780	1080	11/28/12	\$795,000	\$986,000	1,940	8	1959	VGood	4,000	Y	N	6206 2ND AVE NW
3	7	953010	1865	04/07/14	\$800,000	\$868,000	1,950	8	1987	Good	3,500	N	N	112 NW 50TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	6	952310	3310	10/01/13	\$725,000	\$829,000	2,020	8	1913	Good	7,500	Y	N	726 N 61ST ST
3	7	953010	0685	07/26/12	\$695,000	\$889,000	2,030	8	1986	Avg	5,265	Y	N	5314 2ND AVE NW
3	7	952310	0550	10/03/14	\$857,500	\$882,000	2,040	8	1928	VGood	3,960	Y	N	5105 PHINNEY AVE N
3	7	045500	0190	10/06/14	\$825,000	\$848,000	2,080	8	1906	VGood	5,000	N	N	5817 GREENWOOD AVE N
3	7	928780	2380	05/22/14	\$940,000	\$1,006,000	2,080	8	2000	Avg	4,000	N	N	6042 SYCAMORE AVE NW
3	7	445480	0035	10/24/12	\$745,000	\$932,000	2,110	8	1914	VGood	3,664	Y	N	5524 2ND AVE NW
3	8	952110	0430	03/19/12	\$680,000	\$897,000	2,130	8	1997	Avg	3,500	N	N	608 N 47TH ST
3	6	952310	2750	08/12/14	\$870,000	\$909,000	2,200	8	1925	Good	5,000	N	N	6214 DAYTON AVE N
3	7	928780	0445	05/15/13	\$931,000	\$1,105,000	2,260	8	1911	VGood	5,000	Y	N	6215 PALATINE AVE N
3	6	952310	4765	03/14/14	\$839,000	\$916,000	2,520	8	1919	VGood	5,000	N	N	410 N 59TH ST
3	7	798640	0225	05/16/12	\$805,000	\$1,048,000	2,650	8	1916	Good	6,000	Y	N	115 NW 50TH ST
3	7	952310	0458	06/17/14	\$549,000	\$583,000	1,380	9	2006	Avg	953	N	N	5011 B PHINNEY AVE N
3	7	952310	0459	06/09/14	\$552,000	\$588,000	1,380	9	2006	Avg	951	N	N	5011 A PHINNEY AVE N
3	7	952310	0459	07/19/13	\$525,000	\$613,000	1,380	9	2006	Avg	951	N	N	5011 A PHINNEY AVE N
3	7	952310	0460	09/11/13	\$565,000	\$650,000	1,380	9	2006	Avg	961	N	N	5011 C PHINNEY AVE N
3	7	952310	0461	09/26/12	\$525,000	\$661,000	1,380	9	2006	Avg	959	N	N	5011 D PHINNEY AVE N
3	8	952110	0031	06/18/14	\$690,000	\$733,000	1,540	9	2013	Avg	1,428	N	N	419 A N 50TH ST
3	8	952110	0032	06/04/14	\$674,950	\$720,000	1,540	9	2013	Avg	1,426	N	N	419 B N 50TH ST
3	7	952310	0605	09/27/13	\$529,950	\$607,000	1,540	9	2013	Avg	1,084	Y	N	5201 B PHINNEY AVE N
3	7	952310	0604	09/20/13	\$542,500	\$622,000	1,570	9	2013	Avg	1,396	N	N	5201 C PHINNEY AVE N
3	7	952310	0607	09/18/13	\$570,000	\$654,000	1,620	9	2013	Avg	1,346	Y	N	5201 A PHINNEY AVE N
3	8	952110	0029	07/16/14	\$716,000	\$754,000	1,660	9	2013	Avg	1,849	N	N	417 N 50TH ST
3	7	751750	0060	08/02/13	\$595,000	\$692,000	1,950	9	1995	Avg	3,500	N	N	4606 PALATINE AVE N
3	7	928780	0135	07/14/14	\$1,105,000	\$1,164,000	2,050	9	2006	Avg	5,000	N	N	6209 GREENWOOD AVE N
3	8	952110	1089	05/08/13	\$665,000	\$791,000	2,090	9	2013	Avg	2,144	N	N	815 N 47TH ST
3	6	952310	4545	09/05/12	\$861,000	\$1,090,000	2,090	9	2005	Avg	5,200	Y	N	5903 FREMONT AVE N
3	7	953010	0880	04/16/13	\$940,000	\$1,124,000	2,580	9	2010	Avg	3,493	Y	N	209 NW 53RD ST
3	6	952310	4470	10/01/13	\$985,000	\$1,126,000	2,780	9	2001	Avg	3,866	Y	N	611 N 60TH ST
3	7	798640	0290	02/10/14	\$1,150,000	\$1,267,000	2,860	9	2013	Avg	4,500	Y	N	131 NW 50TH ST
3	7	953010	1430	10/04/13	\$1,150,000	\$1,314,000	2,900	9	2009	Avg	4,500	N	N	5113 PALMER DR NW

## Improved Sales Used in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	6	952310	2940	07/20/14	\$1,275,000	\$1,341,000	2,280	10	2013	Avg	5,000	N	N	725 N 63RD ST
3	7	953010	0435	03/08/12	\$1,002,000	\$1,326,000	2,440	10	2011	Avg	4,507	Y	N	5323 GREENWOOD AVE N
3	6	952310	2300	04/22/13	\$1,100,000	\$1,314,000	2,590	10	2005	Avg	5,000	Y	N	612 N 63RD ST
3	6	952310	4460	04/03/12	\$1,060,000	\$1,394,000	3,130	10	2012	Avg	5,000	N	N	621 N 60TH ST
8	5	643050	0336	03/04/13	\$240,000	\$290,000	450	5	1928	Good	3,300	N	N	514 N 84TH ST
8	4	643000	0650	02/22/12	\$351,000	\$466,000	510	6	1911	VGood	3,570	N	N	928 N 81ST ST
8	3	379700	1920	07/02/14	\$310,000	\$328,000	700	6	1918	Good	3,000	N	N	931 N 77TH ST
8	5	643050	0017	09/04/12	\$255,000	\$323,000	700	6	1910	Good	3,570	N	N	532 N 80TH ST
8	5	643050	0191	11/06/14	\$315,000	\$321,000	700	6	1910	Avg	3,876	N	N	508 N 82ND ST
8	2	336240	0472	12/02/14	\$403,000	\$407,000	720	6	1905	Good	3,255	N	N	743 N 74TH ST
8	2	181480	0230	01/22/14	\$385,000	\$427,000	730	6	1937	Avg	3,960	N	N	741 N 70TH ST
8	3	379700	1120	08/02/13	\$320,000	\$372,000	790	6	1900	Good	3,000	N	N	931 N 78TH ST
8	4	643000	0900	12/09/14	\$410,000	\$413,000	800	6	1928	VGood	3,060	N	N	8206 LINDEN AVE N
8	1	336340	0725	03/25/14	\$331,000	\$360,000	830	6	1908	Avg	3,000	Y	N	507 N 72ND ST
8	5	643050	0219	09/10/14	\$415,000	\$430,000	830	6	1924	Good	3,774	N	N	322 N 82ND ST
8	3	379700	0830	05/30/14	\$425,000	\$454,000	840	6	1900	Good	3,000	Y	N	931 N 79TH ST
8	2	379700	1755	10/28/13	\$375,000	\$426,000	840	6	1906	Good	3,000	N	N	710 N 76TH ST
8	2	181480	1425	11/15/13	\$380,000	\$429,000	860	6	1926	Good	3,115	N	N	6516 LINDEN AVE N
8	3	379700	1900	09/22/14	\$360,000	\$371,000	860	6	1911	Avg	6,000	N	N	941 N 77TH ST
8	2	336240	0261	10/07/12	\$333,000	\$418,000	920	6	1910	Good	4,590	N	N	707 N 75TH ST
8	4	643000	0155	11/14/13	\$387,500	\$438,000	920	6	1916	Good	4,080	N	N	935 N 81ST ST
8	4	643100	0440	07/15/13	\$404,722	\$473,000	920	6	1910	Good	4,080	N	N	934 N 83RD ST
8	3	379700	1130	08/15/12	\$302,000	\$384,000	960	6	1905	Avg	3,000	N	N	925 N 78TH ST
8	2	270810	0480	05/04/12	\$363,000	\$474,000	970	6	1919	VGood	4,000	N	N	528 N 74TH ST
8	2	336340	0470	08/13/13	\$390,000	\$452,000	970	6	1913	Good	3,162	N	N	533 N 73RD ST
8	3	379700	2160	07/24/14	\$409,950	\$431,000	990	6	1918	Good	3,000	N	N	947 N 76TH ST
8	5	643100	0185	05/21/13	\$342,500	\$406,000	1,000	6	1906	Good	3,060	N	N	751 N 83RD ST
8	3	379700	0030	05/17/13	\$250,000	\$297,000	1,030	6	1909	Good	3,000	N	N	943 N 80TH ST
8	5	643000	0455	04/07/14	\$448,000	\$486,000	1,060	6	1905	Good	6,120	N	N	724 N 81ST ST
8	2	336340	0460	06/04/13	\$420,000	\$496,000	1,120	6	1916	VGood	3,264	N	N	539 N 73RD ST

## Improved Sales Used in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	1	336390	0155	12/09/14	\$470,000	\$473,000	1,220	6	1908	Good	4,000	N	N	331 N 71ST ST
8	2	336240	0615	08/20/14	\$400,000	\$417,000	1,350	6	1914	VGood	3,090	N	N	738 N 73RD ST
8	5	643050	0234	11/18/13	\$581,000	\$656,000	660	7	1928	Good	3,774	N	N	545 N 84TH ST
8	2	192330	0025	05/30/14	\$410,000	\$438,000	700	7	1926	Good	4,500	N	N	547 N 80TH ST
8	2	379700	1690	12/17/12	\$475,000	\$586,000	700	7	1926	VGood	3,000	N	N	723 N 77TH ST
8	4	643100	0655	08/20/12	\$359,950	\$458,000	730	7	1926	Good	3,060	N	N	928 N 84TH ST
8	5	643100	0815	03/21/14	\$420,000	\$458,000	750	7	1928	Good	3,060	Y	N	752 N 84TH ST
8	2	336240	1600	04/05/12	\$375,000	\$493,000	760	7	1900	Good	3,000	N	N	918 N 71ST ST
8	4	643100	0495	03/20/14	\$370,000	\$403,000	760	7	1948	Avg	3,120	Y	N	8306 LINDEN AVE N
8	1	946820	0055	07/29/13	\$505,000	\$588,000	770	7	1925	VGood	3,654	N	N	410 N 67TH ST
8	3	379700	1135	12/04/13	\$495,000	\$556,000	780	7	1926	VGood	3,000	N	N	921 N 78TH ST
8	4	643000	0700	10/26/12	\$385,719	\$482,000	780	7	1921	VGood	3,720	N	N	902 N 81ST ST
8	1	336290	0180	08/05/13	\$401,000	\$466,000	790	7	1914	Good	3,328	N	N	318 N 77TH ST
8	5	643000	0370	03/11/14	\$678,000	\$741,000	790	7	1911	VGood	4,590	N	N	741 N 81ST ST
8	5	643050	0324	08/13/13	\$375,000	\$435,000	790	7	1951	VGood	3,300	N	N	526 N 84TH ST
8	4	643100	0425	05/21/12	\$324,538	\$422,000	790	7	1926	Good	3,468	N	N	946 N 83RD ST
8	1	946820	0125	08/26/14	\$480,000	\$499,000	790	7	1918	Good	3,060	Y	N	6701 DAYTON AVE N
8	1	946820	0140	08/19/14	\$450,000	\$469,000	790	7	1920	Good	2,890	N	N	431 N 70TH ST
8	2	192380	0165	12/11/13	\$550,000	\$617,000	820	7	1925	Good	3,000	N	N	531 N 78TH ST
8	5	643050	0209	02/09/12	\$419,991	\$559,000	820	7	1919	Good	3,774	N	N	332 N 82ND ST
8	2	181480	1225	12/16/13	\$475,000	\$532,000	840	7	1927	Good	3,360	N	N	703 N 67TH ST
8	2	336240	1295	06/05/12	\$379,000	\$491,000	840	7	1951	Good	5,300	N	N	745 N 72ND ST
8	1	336390	0010	03/23/12	\$444,000	\$585,000	840	7	1926	Good	2,475	Y	N	352 N 71ST ST
8	2	379700	0410	01/23/13	\$432,000	\$528,000	840	7	1906	Good	3,000	N	N	724 N 79TH ST
8	2	379700	1820	05/13/13	\$428,000	\$508,000	840	7	1923	VGood	3,000	N	N	746 N 76TH ST
8	2	181480	1390	07/08/13	\$509,900	\$597,000	850	7	1925	VGood	3,024	N	N	758 N 66TH ST
8	1	062504	9177	04/04/14	\$529,000	\$574,000	860	7	1926	VGood	3,300	N	N	526 N 71ST ST
8	2	270810	0490	05/29/13	\$450,000	\$532,000	860	7	1914	Good	4,000	N	N	524 N 74TH ST
8	2	379700	1785	05/30/12	\$529,000	\$686,000	860	7	1961	VGood	3,000	N	N	724 N 76TH ST
8	4	643000	0070	10/27/14	\$355,000	\$362,000	860	7	1923	Good	3,060	N	N	918 N 80TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	2	336240	1325	12/02/14	\$465,000	\$469,000	870	7	1929	Good	3,000	N	N	731 N 72ND ST
8	2	336240	1325	12/03/13	\$452,000	\$508,000	870	7	1929	Good	3,000	N	N	731 N 72ND ST
8	2	336340	0570	12/27/12	\$330,000	\$406,000	880	7	1947	VGood	3,672	N	N	524 N 72ND ST
8	2	379700	0300	08/08/14	\$405,000	\$424,000	880	7	1927	VGood	3,000	N	N	729 N 80TH ST
8	2	336240	1745	06/27/13	\$430,000	\$505,000	900	7	1924	Good	3,090	Y	N	922 N 70TH ST
8	2	379700	0330	06/23/14	\$471,001	\$499,000	900	7	1905	VGood	6,000	N	N	711 N 80TH ST
8	1	946820	0157	04/26/12	\$541,000	\$707,000	900	7	1925	VGood	4,215	Y	N	515 N 70TH ST
8	2	336290	0691	10/30/12	\$420,000	\$525,000	910	7	1926	Good	3,399	N	N	511 N 76TH ST
8	5	643050	0199	09/06/13	\$475,000	\$547,000	910	7	1923	Good	3,264	N	N	358 N 82ND ST
8	1	669050	0350	08/08/13	\$556,500	\$646,000	920	7	1950	Good	5,000	Y	N	333 N 79TH ST
8	2	181480	0711	04/09/12	\$500,000	\$657,000	930	7	1927	VGood	3,720	N	N	716 N 67TH ST
8	3	379700	0810	11/12/12	\$480,000	\$598,000	950	7	1941	VGood	6,000	N	N	941 N 79TH ST
8	5	643050	0018	03/18/13	\$449,950	\$542,000	960	7	1922	Good	4,080	N	N	542 N 80TH ST
8	5	643100	0270	07/28/14	\$565,000	\$593,000	960	7	1911	VGood	4,080	N	N	718 N 83RD ST
8	1	669050	0365	04/16/14	\$515,000	\$557,000	960	7	1923	VGood	3,000	N	N	341 N 79TH ST
8	2	192330	0115	10/02/12	\$435,000	\$547,000	970	7	1926	Good	4,000	N	N	511 N 80TH ST
8	5	643100	0335	06/11/13	\$512,500	\$604,000	970	7	1948	Good	5,100	N	N	721 N 84TH ST
8	1	675870	0140	08/27/12	\$405,000	\$514,000	970	7	1925	Good	2,888	Y	N	452 N 65TH ST
8	2	009100	0320	09/23/14	\$393,000	\$405,000	980	7	1925	Good	3,350	N	N	7806 DAYTON AVE N
8	5	643050	0087	05/31/12	\$490,000	\$635,000	980	7	1925	VGood	3,780	N	N	8109 FREMONT AVE N
8	4	643100	0635	04/23/13	\$414,000	\$494,000	980	7	1909	Good	4,590	N	N	938 N 84TH ST
8	1	946820	0163	07/09/14	\$680,000	\$718,000	980	7	1925	VGood	5,720	N	N	527 N 70TH ST
8	4	643100	0640	05/29/12	\$362,500	\$470,000	990	7	1901	Good	4,590	N	N	934 N 84TH ST
8	1	233130	0040	10/23/12	\$460,000	\$576,000	1,000	7	1917	Good	4,356	N	N	533 N 68TH ST
8	1	946820	0175	11/14/14	\$635,500	\$645,000	1,000	7	2006	Avg	3,600	N	N	534 N 68TH ST
8	2	336240	1346	06/14/13	\$515,000	\$607,000	1,010	7	1906	VGood	4,500	N	N	715 N 72ND ST
8	5	643050	0293	11/12/14	\$395,000	\$401,000	1,010	7	1918	Good	3,060	N	N	317 N 84TH ST
8	1	946820	0129	08/06/12	\$550,000	\$702,000	1,020	7	1915	VGood	3,060	Y	N	6709 DAYTON AVE N
8	2	336340	0475	07/31/12	\$400,000	\$511,000	1,030	7	1913	Good	4,386	N	N	527 N 73RD ST
8	2	181480	0435	07/25/12	\$399,950	\$512,000	1,040	7	1923	Good	4,960	N	N	730 N 68TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	2	192330	0190	07/18/13	\$500,000	\$584,000	1,040	7	1939	Good	4,500	N	N	524 N 79TH ST
8	2	192380	0135	10/01/14	\$495,000	\$509,000	1,040	7	1925	Good	3,000	N	N	545 N 78TH ST
8	2	379700	1405	11/08/13	\$440,000	\$498,000	1,040	7	1910	Avg	4,500	N	N	729 N 78TH ST
8	2	270810	0440	10/08/13	\$506,000	\$577,000	1,060	7	1909	Good	4,000	N	N	546 N 74TH ST
8	3	379700	0930	06/18/13	\$512,500	\$603,000	1,060	7	1928	Good	3,000	N	N	922 N 78TH ST
8	2	336240	0165	02/03/14	\$485,000	\$536,000	1,070	7	1924	Good	3,060	N	N	767 N 75TH ST
8	3	379700	2065	11/19/13	\$365,000	\$412,000	1,070	7	1923	Good	3,000	N	N	934 N 76TH ST
8	3	379700	2065	04/20/12	\$365,000	\$478,000	1,070	7	1923	Good	3,000	N	N	934 N 76TH ST
8	4	643100	0460	06/21/12	\$430,000	\$555,000	1,070	7	1912	VGood	6,120	N	N	922 N 83RD ST
8	2	379700	2575	10/10/14	\$605,000	\$621,000	1,080	7	1926	Good	3,500	N	N	760 N 75TH ST
8	2	379700	1645	05/15/13	\$486,000	\$577,000	1,100	7	1922	Good	4,000	N	N	743 N 77TH ST
8	5	643050	0161	09/27/13	\$610,000	\$698,000	1,100	7	1939	Good	4,590	N	N	549 N 83RD ST
8	5	643050	0287	04/16/13	\$408,000	\$488,000	1,100	7	1940	VGood	3,825	N	N	330 N 83RD ST
8	2	192380	0085	03/12/12	\$380,000	\$502,000	1,120	7	1928	Good	3,000	N	N	520 N 78TH ST
8	5	643100	0860	04/17/13	\$340,000	\$407,000	1,140	7	1905	Good	3,060	N	N	724 N 84TH ST
8	1	946820	0100	07/10/14	\$569,950	\$601,000	1,140	7	1916	Avg	5,940	Y	N	6824 PHINNEY AVE N
8	2	181480	0120	04/04/12	\$385,000	\$506,000	1,150	7	1922	Good	3,740	N	N	6818 LINDEN AVE N
8	1	009100	0063	05/21/12	\$536,000	\$697,000	1,160	7	1948	Good	4,700	N	N	351 N 78TH ST
8	1	233130	0555	10/08/12	\$455,000	\$571,000	1,170	7	1916	Good	7,440	N	N	614 N 65TH ST
8	2	062504	9061	08/30/13	\$465,000	\$536,000	1,190	7	1928	Good	3,300	N	N	540 N 71ST ST
8	2	336240	1945	07/16/13	\$502,250	\$586,000	1,210	7	1906	Good	4,797	N	N	742 N 70TH ST
8	2	336340	0655	07/24/14	\$549,000	\$577,000	1,220	7	1906	VGood	6,000	N	N	549 N 72ND ST
8	2	009100	0325	08/22/13	\$647,000	\$748,000	1,230	7	1925	VGood	4,761	N	N	7814 DAYTON AVE N
8	4	643100	0740	04/29/14	\$356,000	\$384,000	1,230	7	2008	Avg	1,200	N	N	925 A N 85TH ST
8	4	643100	0750	10/28/13	\$334,000	\$379,000	1,230	7	2008	Avg	1,199	N	N	927 B N 85TH ST
8	4	643100	0751	07/11/13	\$351,000	\$410,000	1,230	7	2008	Avg	1,197	N	N	927 A N 85TH ST
8	2	009100	0315	07/29/13	\$475,000	\$553,000	1,270	7	1926	Good	3,150	N	N	7802 DAYTON AVE N
8	1	946820	0145	02/23/14	\$600,000	\$659,000	1,270	7	1926	VGood	3,410	N	N	502 N 68TH ST
8	2	192380	0170	09/20/12	\$459,950	\$580,000	1,280	7	1925	Good	3,000	N	N	527 N 78TH ST
8	1	675870	0045	01/03/14	\$476,000	\$530,000	1,280	7	1920	Good	3,344	Y	N	6501 FRANCIS AVE N

## Improved Sales Used in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	2	336240	1935	06/19/14	\$549,000	\$583,000	1,290	7	1906	Good	3,060	N	N	736 N 70TH ST
8	2	379700	2490	07/13/12	\$459,000	\$589,000	1,290	7	1906	Good	6,000	N	N	714 N 75TH ST
8	4	643100	0748	10/27/14	\$331,000	\$338,000	1,290	7	2008	Avg	1,153	N	N	929 A N 85TH ST
8	2	336240	1105	10/14/13	\$525,000	\$598,000	1,300	7	1906	VGood	6,120	N	N	717 N 73RD ST
8	3	379700	0195	05/23/12	\$389,922	\$507,000	1,300	7	1904	VGood	3,200	N	N	934 N 79TH ST
8	5	643000	0255	04/30/14	\$426,500	\$459,000	1,300	7	1911	Good	3,060	N	N	728 N 80TH ST
8	1	062504	9118	02/10/12	\$601,000	\$800,000	1,320	7	1923	VGood	4,000	N	N	548 N 70TH ST
8	3	379700	2085	02/24/12	\$424,500	\$563,000	1,330	7	1903	VGood	6,000	N	N	946 N 76TH ST
8	1	946820	0159	05/29/12	\$481,000	\$624,000	1,330	7	1926	Good	4,255	N	N	517 N 70TH ST
8	1	062504	9201	06/19/13	\$717,000	\$843,000	1,340	7	1925	VGood	3,333	N	N	525 N 71ST ST
8	2	379700	0680	11/25/14	\$549,000	\$555,000	1,340	7	1905	VGood	3,000	N	N	716 N 78TH ST
8	4	643100	0749	09/22/14	\$349,000	\$360,000	1,340	7	2008	Avg	1,151	N	N	929 B N 85TH ST
8	5	643050	0236	05/21/13	\$585,000	\$693,000	1,350	7	1925	VGood	3,774	N	N	550 N 83RD ST
8	4	643000	0830	10/24/12	\$365,000	\$457,000	1,390	7	1980	Avg	3,060	N	N	942 N 82ND ST
8	2	379700	0285	08/07/13	\$425,000	\$493,000	1,410	7	1925	Good	2,970	N	N	737 N 80TH ST
8	5	643000	0275	05/06/14	\$485,000	\$522,000	1,420	7	2013	Avg	4,080	N	N	716 N 80TH ST
8	5	643050	0010	06/20/14	\$547,000	\$580,000	1,420	7	1916	VGood	4,080	N	N	550 N 80TH ST
8	5	643050	0238	12/16/14	\$651,500	\$655,000	1,420	7	1929	VGood	3,075	N	N	556 N 83RD ST
8	1	062504	9114	08/28/12	\$578,000	\$733,000	1,430	7	1910	VGood	5,000	N	N	536 N 70TH ST
8	2	336290	0790	10/30/12	\$495,000	\$618,000	1,490	7	1927	Good	2,987	N	N	546 N 75TH ST
8	4	643100	0015	05/30/14	\$700,000	\$747,000	1,490	7	2014	Avg	3,570	N	N	907 N 83RD ST
8	1	233130	0435	06/05/13	\$650,000	\$767,000	1,520	7	1913	Avg	6,000	Y	N	525 N 66TH ST
8	1	336340	0775	08/03/12	\$423,000	\$540,000	1,540	7	1916	Avg	5,600	N	N	337 N 72ND ST
8	5	643050	0070	11/14/12	\$333,000	\$414,000	1,550	7	1906	Good	4,080	N	N	316 N 80TH ST
8	1	946820	0158	08/23/12	\$640,000	\$813,000	1,550	7	1927	VGood	4,215	N	N	519 N 70TH ST
8	4	643100	0675	02/28/13	\$540,000	\$654,000	1,560	7	1911	VGood	6,120	N	N	912 N 84TH ST
8	1	669050	0320	10/27/14	\$650,000	\$663,000	1,560	7	1928	Good	5,992	N	N	321 N 79TH ST
8	2	336290	0585	09/22/12	\$380,000	\$479,000	1,580	7	1902	Good	6,180	N	N	536 N 76TH ST
8	1	336390	0073	08/24/12	\$516,500	\$656,000	1,590	7	1909	VGood	3,000	N	N	316 N 71ST ST
8	4	643100	0005	11/23/14	\$599,995	\$607,000	1,620	7	1928	VGood	3,000	Y	N	8214 LINDEN AVE N

## Improved Sales Used in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	2	181480	0234	07/09/14	\$599,000	\$632,000	1,660	7	1912	VGood	5,280	N	N	737 N 70TH ST
8	2	181480	0115	06/22/12	\$590,000	\$761,000	1,680	7	1922	VGood	3,740	N	N	6824 LINDEN AVE N
8	2	336240	1000	07/01/14	\$695,000	\$735,000	1,680	7	1922	VGood	4,080	N	N	930 N 72ND ST
8	5	643050	0231	06/12/13	\$619,000	\$729,000	1,690	7	1926	VGood	3,075	N	N	8309 FREMONT AVE N
8	1	946820	0111	04/24/14	\$630,000	\$680,000	1,690	7	1906	Good	2,700	N	N	424 N 68TH ST
8	3	379700	0895	10/19/12	\$405,000	\$507,000	1,710	7	1976	Avg	4,500	N	N	900 N 78TH ST
8	1	233130	0505	06/13/14	\$822,500	\$875,000	1,720	7	1926	VGood	4,960	Y	N	512 N 65TH ST
8	2	181480	0645	07/18/13	\$585,000	\$683,000	1,730	7	1992	Avg	4,005	N	N	701 N 68TH ST
8	1	233130	0455	02/27/12	\$548,000	\$727,000	1,760	7	1913	VGood	3,700	N	N	511 N 66TH ST
8	1	675870	0110	07/24/13	\$540,000	\$629,000	1,780	7	1925	Avg	4,055	Y	N	6517 DAYTON AVE N
8	2	192380	0105	07/30/13	\$606,000	\$705,000	1,830	7	1924	Good	5,200	N	N	508 N 78TH ST
8	5	643050	0175	11/20/12	\$580,000	\$721,000	1,950	7	1966	Good	4,590	N	N	540 N 82ND ST
8	1	336390	0060	07/26/12	\$525,000	\$672,000	2,020	7	1900	VGood	4,000	N	N	322 N 71ST ST
8	4	643000	0015	08/02/12	\$320,900	\$410,000	2,030	7	1987	Avg	4,080	N	N	952 N 80TH ST
8	2	336240	0450	03/26/14	\$550,000	\$599,000	2,080	7	1905	Good	3,150	N	N	759 N 74TH ST
8	1	336390	0185	06/11/12	\$550,000	\$711,000	2,110	7	1910	VGood	5,500	N	N	315 N 71ST ST
8	2	181480	1240	07/06/12	\$522,000	\$671,000	880	8	1946	VGood	3,696	N	N	702 N 66TH ST
8	2	379700	1665	11/30/12	\$590,000	\$731,000	970	8	1920	VGood	4,500	N	N	735 N 77TH ST
8	3	379700	1942	06/04/12	\$500,000	\$648,000	990	8	1951	VGood	4,500	Y	N	915 N 77TH ST
8	2	181480	1480	06/14/13	\$656,000	\$773,000	1,010	8	1908	VGood	3,720	N	N	737 N 66TH ST
8	2	379700	0380	09/25/12	\$549,950	\$693,000	1,010	8	2005	Avg	3,000	N	N	710 N 79TH ST
8	2	336240	1762	02/24/12	\$296,000	\$393,000	1,020	8	2008	Avg	1,054	N	N	753 N 71ST ST
8	2	336240	1763	05/08/14	\$441,750	\$475,000	1,020	8	2008	Avg	1,060	N	N	761 N 71ST ST
8	2	336240	1764	07/29/13	\$415,000	\$483,000	1,020	8	2008	Avg	1,289	N	N	763 N 71ST ST
8	1	062504	9153	06/03/14	\$605,000	\$645,000	1,120	8	1947	Good	4,040	N	N	514 N 70TH ST
8	4	643100	0480	12/04/12	\$470,000	\$582,000	1,130	8	1992	Avg	3,060	N	N	912 N 83RD ST
8	1	336390	0275	09/10/13	\$675,000	\$776,000	1,140	8	2012	Avg	2,700	N	N	336 N 70TH ST
8	3	379700	1925	10/20/13	\$540,000	\$614,000	1,160	8	1991	Avg	3,000	N	N	929 N 77TH ST
8	3	379700	0200	04/16/13	\$488,500	\$584,000	1,180	8	2008	Avg	3,300	Y	N	936 N 79TH ST
8	1	009100	0074	03/12/14	\$500,000	\$546,000	1,250	8	1948	Good	4,700	N	N	361 N 78TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	2	336240	0286	12/11/13	\$757,500	\$849,000	1,250	8	1905	VGood	5,000	N	N	706 N 74TH ST
8	2	062504	9193	03/04/13	\$679,500	\$822,000	1,280	8	1925	VGood	3,300	N	N	536 N 71ST ST
8	2	336340	0450	04/01/14	\$739,000	\$803,000	1,280	8	2013	Avg	2,767	N	N	543 N 73RD ST
8	1	062504	9176	09/20/12	\$655,000	\$826,000	1,290	8	2004	Avg	3,224	N	N	549 N 71ST ST
8	2	336240	0829	05/29/12	\$369,950	\$480,000	1,320	8	2008	Avg	1,022	N	N	916 N 73RD ST
8	2	336240	0931	02/27/12	\$325,000	\$431,000	1,340	8	2010	Avg	1,217	Y	N	905 N 73RD ST
8	1	336290	0810	08/20/14	\$532,170	\$555,000	1,360	8	1990	Avg	3,090	N	N	363 N 76TH ST
8	4	643100	0485	06/19/12	\$545,000	\$703,000	1,390	8	1910	VGood	3,060	N	N	906 N 83RD ST
8	1	669050	0070	07/21/14	\$579,000	\$609,000	1,390	8	1926	VGood	4,040	N	N	325 N 80TH ST
8	1	233130	0395	05/10/14	\$875,000	\$940,000	1,400	8	2007	Avg	6,000	N	N	551 N 66TH ST
8	1	669050	0195	01/02/14	\$650,000	\$724,000	1,400	8	1931	VGood	4,200	N	N	342 N 79TH ST
8	1	270810	0140	07/24/14	\$710,000	\$746,000	1,420	8	1964	Good	4,000	N	N	348 N 74TH ST
8	2	336240	1758	09/03/14	\$467,000	\$485,000	1,420	8	2008	Avg	990	N	N	7015 LINDEN AVE N
8	1	336340	0411	05/11/12	\$460,000	\$599,000	1,420	8	1986	Avg	2,793	Y	N	7205 DAYTON AVE N
8	1	336290	0125	07/18/13	\$551,500	\$644,000	1,450	8	1987	Avg	3,110	N	N	350 N 77TH ST
8	3	379700	0205	09/24/14	\$444,000	\$458,000	1,460	8	1987	Avg	2,610	N	N	942 N 79TH ST
8	5	643050	0085	09/12/13	\$712,000	\$818,000	1,460	8	2013	Avg	5,565	N	N	559 N 82ND ST
8	3	379700	2010	09/20/12	\$486,000	\$613,000	1,480	8	1980	Avg	3,000	N	N	906 N 76TH ST
8	2	336240	0455	11/11/13	\$446,000	\$504,000	1,530	8	1985	Avg	3,170	N	N	753 N 74TH ST
8	3	336240	0092	08/01/12	\$451,000	\$576,000	1,540	8	2008	Avg	1,005	N	N	7406 LINDEN AVE N
8	3	336240	0094	12/03/14	\$550,000	\$555,000	1,540	8	2008	Avg	1,005	N	N	7402 LINDEN AVE N
8	2	379700	0345	02/11/14	\$589,000	\$649,000	1,580	8	1928	VGood	3,300	N	N	703 N 80TH ST
8	2	379700	0345	05/03/12	\$503,700	\$658,000	1,580	8	1928	VGood	3,300	N	N	703 N 80TH ST
8	2	336240	0431	06/26/14	\$518,500	\$549,000	1,590	8	2010	Avg	1,102	N	N	769 B N 74TH ST
8	5	643000	0945	12/04/14	\$665,000	\$671,000	1,615	8	1906	VGood	4,590	N	N	734 N 82ND ST
8	5	643100	0987	09/02/14	\$385,000	\$400,000	1,630	8	2008	Avg	1,598	Y	N	8417 LINDEN AVE N
8	2	336240	0432	06/11/14	\$547,500	\$583,000	1,650	8	2010	Avg	2,262	N	N	769 C N 74TH ST
8	1	336340	0730	07/05/13	\$720,000	\$843,000	1,660	8	1916	VGood	3,000	Y	N	505 N 72ND ST
8	2	379700	0325	02/20/13	\$525,000	\$637,000	1,670	8	2012	Avg	3,000	N	N	713 N 80TH ST
8	2	336240	0575	12/31/13	\$790,000	\$881,000	1,720	8	1967	Good	6,180	N	N	716 N 73RD ST

## Improved Sales Used in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	2	379700	2420	01/17/12	\$640,000	\$857,000	1,720	8	1900	Good	5,000	N	N	725 N 76TH ST
8	5	643100	0895	08/07/13	\$599,950	\$696,000	1,720	8	1928	Good	4,000	N	N	700 N 84TH ST
8	2	181480	1005	11/04/13	\$380,000	\$430,000	1,740	8	1903	Fair	5,600	N	N	6609 AURORA AVE N
8	2	379700	0400	11/25/14	\$616,500	\$624,000	1,760	8	1977	Avg	3,000	N	N	718 N 79TH ST
8	2	379700	1829	12/29/12	\$479,950	\$590,000	1,790	8	1987	Avg	3,000	N	N	750 N 76TH ST
8	5	643100	0105	01/04/13	\$462,500	\$568,000	1,810	8	1913	Good	3,899	N	N	707 N 83RD ST
8	2	336240	0335	06/13/12	\$597,500	\$772,000	1,830	8	2009	Avg	3,700	N	N	732 N 74TH ST
8	3	379700	0204	04/12/12	\$374,900	\$492,000	1,830	8	1987	Avg	3,000	Y	N	938 N 79TH ST
8	2	336240	1725	03/14/12	\$590,000	\$780,000	1,850	8	1900	VGood	3,000	Y	N	7000 LINDEN AVE N
8	3	379700	0145	10/15/14	\$765,000	\$784,000	1,860	8	1909	VGood	4,500	N	N	912 N 79TH ST
8	5	643000	0280	12/16/14	\$453,000	\$455,000	1,880	8	1952	Avg	5,100	N	N	708 N 80TH ST
8	1	270810	0105	09/05/12	\$570,000	\$722,000	1,890	8	1987	Avg	3,060	Y	N	355 N 75TH ST
8	2	336240	1730	05/03/12	\$565,000	\$738,000	1,890	8	1925	Good	4,635	Y	N	914 N 70TH ST
8	5	643000	0960	10/03/13	\$600,000	\$686,000	1,910	8	1904	VGood	4,590	N	N	724 N 82ND ST
8	5	643050	0187	08/28/13	\$697,000	\$804,000	1,910	8	1924	VGood	3,800	N	N	8206 DAYTON AVE N
8	5	643100	0206	06/24/13	\$750,000	\$881,000	1,910	8	1941	VGood	6,960	N	N	754 N 83RD ST
8	5	643100	0206	05/08/14	\$835,000	\$897,000	1,910	8	1941	VGood	6,960	N	N	754 N 83RD ST
8	2	181480	0535	08/13/13	\$677,500	\$785,000	1,940	8	1995	Avg	3,939	N	N	753 N 68TH ST
8	2	336240	1205	07/11/13	\$579,950	\$678,000	2,020	8	1985	Avg	3,060	N	N	740 N 72ND ST
8	2	336290	0795	10/05/12	\$465,000	\$584,000	2,040	8	1987	Avg	2,987	N	N	548 N 75TH ST
8	2	379700	0290	06/12/14	\$660,000	\$702,000	2,160	8	1925	VGood	2,970	N	N	733 N 80TH ST
8	2	181480	0825	02/14/13	\$679,000	\$825,000	2,220	8	1929	VGood	5,400	Y	N	6723 AURORA AVE N
8	1	233130	0225	02/11/14	\$805,000	\$887,000	2,610	8	1918	VGood	4,960	N	N	549 N 67TH ST
8	1	336340	0735	05/29/13	\$690,000	\$816,000	2,790	8	1987	Avg	2,761	Y	N	7119 DAYTON AVE N
8	2	336240	1870	09/12/12	\$775,000	\$980,000	1,510	9	2011	Avg	3,240	N	N	7016 FREMONT AVE N
8	2	336240	1065	03/12/13	\$774,500	\$935,000	1,770	9	2008	Avg	2,700	N	N	745 N 73RD ST
8	5	643100	0862	06/24/13	\$679,000	\$798,000	1,940	9	2009	Avg	3,060	N	N	722 N 84TH ST
8	4	643000	0105	03/12/12	\$750,001	\$991,000	2,020	9	2011	Avg	4,230	Y	N	8018 LINDEN AVE N
8	1	233130	0245	07/10/13	\$756,500	\$885,000	2,090	9	1990	Avg	4,960	N	N	541 N 67TH ST
8	2	379700	1710	09/24/13	\$880,000	\$1,008,000	2,120	9	2012	Avg	3,250	N	N	705 N 77TH ST

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### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	2	379700	0370	08/15/13	\$805,000	\$932,000	2,130	9	2005	Avg	3,000	N	N	708 N 79TH ST
8	1	009100	0120	11/04/13	\$925,000	\$1,048,000	2,140	9	2013	Avg	4,000	N	N	330 N 78TH ST
8	1	233130	0415	06/20/14	\$780,000	\$828,000	2,140	9	2006	Avg	3,000	Y	N	539 N 66TH ST
8	2	379700	1700	09/16/14	\$1,195,000	\$1,235,000	2,230	9	2014	Avg	3,000	N	N	715 N 77TH ST
8	2	379700	0590	06/14/12	\$818,000	\$1,057,000	2,250	9	2005	Avg	3,000	N	N	723 N 79TH ST
8	2	336240	0280	05/15/13	\$949,000	\$1,127,000	2,260	9	2012	Avg	5,000	N	N	700 N 74TH ST
8	2	379700	1702	12/16/14	\$1,065,000	\$1,070,000	2,260	9	2014	Avg	3,000	N	N	713 N 77TH ST
8	1	336290	0981	01/30/12	\$830,195	\$1,108,000	2,270	9	2011	Avg	4,635	Y	N	338 N 75TH ST
8	2	379700	0595	04/16/12	\$805,000	\$1,055,000	2,280	9	2005	Avg	3,000	N	N	721 N 79TH ST
8	5	643100	0103	04/14/14	\$912,500	\$988,000	2,300	9	2013	Avg	3,750	N	N	701 N 83RD ST
8	1	669050	0045	08/02/12	\$625,000	\$798,000	2,330	9	2008	Avg	6,060	N	N	315 N 80TH ST
8	5	643000	0585	05/03/13	\$710,000	\$846,000	2,400	9	2004	Avg	3,060	N	N	747 N 82ND ST
8	2	181480	0925	07/15/13	\$877,500	\$1,025,000	2,640	9	2003	Avg	3,719	N	N	6716 LINDEN AVE N
8	2	336290	0721	11/19/12	\$865,000	\$1,075,000	2,680	9	2012	Avg	4,120	Y	N	506 N 75TH ST
8	1	270810	0745	10/09/12	\$910,000	\$1,143,000	2,710	9	2006	Avg	4,000	Y	N	325 N 74TH ST
8	1	233130	0085	05/01/13	\$1,010,000	\$1,203,000	3,890	9	1987	Avg	7,260	N	N	513 N 68TH ST
8	5	643000	0503	07/03/13	\$918,000	\$1,076,000	2,050	10	2013	Avg	3,062	N	N	8118 FREMONT AVE N
8	2	270810	0525	06/07/12	\$1,010,000	\$1,307,000	2,460	10	2012	Avg	5,800	N	N	508 N 74TH ST
8	2	336290	0595	05/08/13	\$985,000	\$1,172,000	2,850	10	2012	Avg	6,077	N	N	544 N 76TH ST
8	1	946820	0109	06/17/14	\$1,555,000	\$1,652,000	2,960	10	2008	Avg	6,240	Y	N	6811 FRANCIS AVE N
8	2	336240	0175	06/07/13	\$1,097,000	\$1,294,000	3,260	10	2006	Avg	6,120	N	N	761 N 75TH ST
8	2	336290	0675	02/07/13	\$1,079,000	\$1,314,000	3,300	10	2012	Avg	6,180	N	N	521 N 76TH ST
8	1	336340	0125	02/14/14	\$1,336,088	\$1,471,000	3,820	10	2013	Avg	6,180	N	N	352 N 73RD ST
11	14	197220	4251	10/29/13	\$300,000	\$340,000	590	6	1907	Good	1,140	N	N	3509 1ST AVE NW
11	12	181980	0065	02/25/13	\$311,500	\$378,000	600	6	1906	VGood	1,608	Y	N	4111 BAKER AVE NW
11	11	197220	1161	08/06/13	\$379,900	\$441,000	670	6	1905	VGood	1,800	N	N	705 N 39TH ST
11	12	181980	0286	06/16/14	\$460,000	\$489,000	760	6	1919	Good	2,100	Y	N	4013 2ND AVE NW
11	9	798640	0490	05/17/13	\$375,000	\$445,000	790	6	1940	Avg	3,742	Y	N	223 NW 50TH ST
11	12	132430	0091	05/28/14	\$370,000	\$395,000	800	6	1908	Good	2,296	N	N	3915 GREENWOOD AVE N
11	12	193030	0495	05/22/13	\$390,000	\$462,000	820	6	1911	Avg	4,800	N	N	518 N 40TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	11	569400	1125	06/25/13	\$264,500	\$311,000	850	6	1926	Avg	2,500	N	N	816 N MOTOR PL
11	12	193030	1535	10/11/12	\$653,000	\$819,000	1,260	6	1920	VGood	4,000	Y	N	4020 PHINNEY AVE N
11	13	197220	1226	12/11/12	\$480,000	\$593,000	1,260	6	1901	Good	3,360	N	N	708 N 38TH ST
11	13	197220	2925	04/10/13	\$456,000	\$546,000	1,320	6	1924	Good	3,000	N	N	746 N 35TH ST
11	9	661000	0913	04/09/12	\$225,000	\$295,000	400	7	2008	Avg	1,329	Y	N	4253 PALATINE AVE N
11	9	661000	0918	03/12/13	\$299,000	\$361,000	400	7	2008	Avg	1,329	Y	N	4243 PALATINE AVE N
11	9	661000	0085	04/28/14	\$544,000	\$586,000	750	7	1942	Avg	4,766	N	N	4211 BAKER AVE NW
11	12	193030	0295	03/26/13	\$515,000	\$619,000	790	7	1929	VGood	3,600	Y	N	604 N 39TH ST
11	12	193030	0315	04/19/13	\$389,000	\$465,000	790	7	1929	Avg	3,600	Y	N	532 N 39TH ST
11	12	744500	0105	05/22/14	\$373,500	\$400,000	800	7	1918	Avg	3,330	N	N	104 NW 41ST ST
11	12	193030	1565	09/19/13	\$570,000	\$654,000	820	7	1926	Good	4,500	Y	N	4019 FRANCIS AVE N
11	11	193130	0955	11/26/14	\$525,000	\$531,000	830	7	1924	Avg	3,200	N	N	4006 LINDEN AVE N
11	12	744500	0095	09/03/13	\$455,000	\$524,000	830	7	1951	Good	3,837	N	N	4111 PALATINE AVE N
11	12	181980	0170	03/20/12	\$492,000	\$649,000	840	7	1988	Avg	4,140	Y	N	4141 2ND AVE NW
11	12	193030	1245	06/18/13	\$518,000	\$609,000	850	7	1916	Good	4,200	N	N	3950 GREENWOOD AVE N
11	12	193030	1555	07/01/14	\$500,000	\$529,000	850	7	1926	Avg	4,500	Y	N	4023 FRANCIS AVE N
11	9	661000	0725	02/15/12	\$428,000	\$569,000	860	7	1951	Good	5,500	Y	N	4429 1ST AVE NW
11	12	181980	0042	11/14/14	\$460,000	\$467,000	880	7	1909	Good	3,300	N	N	228 NW 41ST ST
11	12	193030	0774	04/10/14	\$512,000	\$555,000	910	7	1919	Good	3,600	N	N	417 N 42ND ST
11	12	132430	0023	03/25/14	\$426,000	\$464,000	920	7	2008	Avg	1,089	N	N	200 B N 39TH ST
11	9	661000	0735	05/08/12	\$395,000	\$515,000	950	7	1952	Avg	5,500	Y	N	4421 1ST AVE NW
11	12	744500	0085	06/17/13	\$505,000	\$594,000	960	7	1926	Good	3,937	N	N	4112 1ST AVE NW
11	12	132430	0021	04/24/14	\$425,000	\$459,000	1,000	7	2008	Avg	1,216	N	N	202 N 39TH ST
11	12	193030	1380	06/25/12	\$627,750	\$809,000	1,040	7	1953	VGood	4,800	Y	N	4006 GREENWOOD AVE N
11	12	181980	0325	09/24/13	\$533,000	\$611,000	1,050	7	1900	VGood	6,325	N	N	4012 3RD AVE NW
11	9	661000	0820	10/15/12	\$445,000	\$558,000	1,050	7	1947	Avg	4,950	Y	N	4345 PALATINE AVE N
11	12	132430	0495	10/08/13	\$604,000	\$689,000	1,060	7	1920	Good	5,000	N	N	108 N BOWDOIN PL
11	12	193030	0425	02/27/12	\$460,000	\$610,000	1,060	7	1911	VGood	4,320	N	N	3970 DAYTON AVE N
11	12	193030	1422	11/12/12	\$399,500	\$497,000	1,060	7	1910	Good	3,300	N	N	4131 PHINNEY AVE N
11	12	132430	0380	07/16/14	\$550,000	\$579,000	1,110	7	1947	Avg	5,000	N	N	106 NW BOWDOIN PL

## Improved Sales Used in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	12	181980	0045	04/19/12	\$425,000	\$557,000	1,110	7	1951	Avg	5,000	Y	N	230 NW 41ST ST
11	12	193030	0705	09/11/12	\$438,000	\$554,000	1,110	7	1906	Avg	5,200	N	N	519 N 42ND ST
11	12	132430	0425	11/06/12	\$500,000	\$623,000	1,120	7	1958	Avg	5,000	Y	N	127 NW 40TH ST
11	12	744500	0025	03/15/13	\$494,000	\$596,000	1,140	7	2005	Avg	3,330	N	N	200 N 41ST ST
11	9	798640	1365	05/10/13	\$700,000	\$832,000	1,140	7	1929	VGood	6,767	Y	N	239 NW 48TH ST
11	12	132430	0082	03/26/13	\$524,950	\$631,000	1,180	7	1998	Avg	1,988	N	N	125 N BOWDOIN PL
11	12	132430	0665	05/14/13	\$480,000	\$570,000	1,180	7	1940	Good	4,250	Y	N	4001 2ND AVE NW
11	12	193030	1410	04/19/13	\$485,000	\$580,000	1,180	7	1920	Avg	4,000	N	N	4032 GREENWOOD AVE N
11	12	132430	0515	08/28/12	\$502,150	\$637,000	1,220	7	1910	Good	5,500	Y	N	113 N 40TH ST
11	13	197220	1305	07/29/14	\$500,000	\$524,000	1,250	7	1957	Avg	3,360	N	N	719 N 38TH ST
11	11	197220	1510	01/30/13	\$385,000	\$470,000	1,270	7	1908	Good	3,332	N	N	3812 LINDEN AVE N
11	12	193030	1160	08/01/12	\$356,000	\$455,000	1,280	7	1927	Avg	2,400	N	N	416 N 39TH ST
11	10	812970	0370	08/09/13	\$426,000	\$494,000	1,290	7	2003	Avg	1,000	N	N	456 N 44TH ST
11	11	952110	0855	06/10/14	\$440,000	\$468,000	1,290	7	2000	Avg	1,286	N	N	712 A N 45TH ST
11	12	181980	0120	11/26/12	\$445,000	\$552,000	1,300	7	1907	Good	3,500	Y	N	4128 BAKER AVE NW
11	11	193130	0940	04/11/12	\$435,000	\$571,000	1,350	7	1924	VGood	3,400	N	N	4002 LINDEN AVE N
11	9	661000	0220	11/27/12	\$505,000	\$626,000	1,350	7	1928	Good	4,400	N	N	4412 3RD AVE NW
11	10	812970	0985	04/09/14	\$650,000	\$704,000	1,350	7	1925	Good	4,000	N	N	4209 FRANCIS AVE N
11	10	952110	0586	05/24/14	\$479,000	\$512,000	1,370	7	1924	Avg	3,000	N	N	615 N 46TH ST
11	12	193030	1080	10/17/14	\$632,000	\$647,000	1,380	7	1959	Avg	4,800	Y	N	3966 PHINNEY AVE N
11	10	569350	0760	07/07/14	\$570,000	\$602,000	1,390	7	1901	Good	3,330	N	N	4324 DAYTON AVE N
11	9	798640	1275	11/19/14	\$595,000	\$603,000	1,400	7	1993	Avg	3,125	Y	N	121 NW 48TH ST
11	12	181980	0135	10/07/12	\$485,000	\$609,000	1,410	7	1946	Good	5,443	Y	N	4121 2ND AVE NW
11	11	569500	0110	06/22/12	\$400,600	\$517,000	1,410	7	1996	Avg	2,750	N	N	717 N MOTOR PL
11	10	812970	0322	02/05/13	\$421,900	\$514,000	1,420	7	2002	Avg	1,766	N	N	4426 B FRANCIS AVE N
11	12	193030	0006	08/30/12	\$420,000	\$533,000	1,430	7	1998	Avg	1,312	N	N	621 N 42ND ST
11	12	193030	1260	06/13/12	\$520,000	\$672,000	1,450	7	1930	VGood	4,000	N	N	3911 PHINNEY AVE N
11	10	812970	0875	01/13/14	\$626,500	\$696,000	1,460	7	1909	Good	3,750	N	N	4212 GREENWOOD AVE N
11	12	193030	1135	06/17/13	\$410,000	\$482,000	1,470	7	1926	Good	3,600	N	N	450 N 39TH ST
11	9	661000	0945	07/25/13	\$540,000	\$629,000	1,490	7	1946	Avg	6,600	N	N	4211 PALATINE AVE N

## Improved Sales Used in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	12	193030	0550	10/23/12	\$637,000	\$797,000	1,510	7	1918	VGood	4,800	N	N	4030 DAYTON AVE N
11	13	197220	1550	07/16/14	\$565,000	\$595,000	1,540	7	1906	Good	2,452	N	N	3634 LINDEN AVE N
11	10	812970	1141	10/02/12	\$620,000	\$780,000	1,540	7	1928	VGood	4,000	N	N	458 N 42ND ST
11	11	193130	1105	07/17/14	\$440,000	\$463,000	1,550	7	1996	Avg	2,401	N	N	3908 LINDEN AVE N
11	12	181980	0140	11/13/12	\$760,000	\$946,000	1,560	7	1946	VGood	4,760	Y	N	4117 2ND AVE NW
11	10	085000	0190	04/18/12	\$425,000	\$557,000	1,570	7	1915	Good	2,250	N	N	4512 PHINNEY AVE N
11	10	812970	1085	05/22/13	\$715,000	\$847,000	1,630	7	1902	Good	4,538	N	N	4236 FRANCIS AVE N
11	12	193030	0190	07/14/14	\$716,100	\$755,000	1,640	7	1909	VGood	4,000	N	N	4030 EVANSTON AVE N
11	10	569350	0970	05/13/13	\$600,000	\$713,000	1,650	7	1939	VGood	3,402	N	N	4335 DAYTON AVE N
11	12	193030	1295	02/21/14	\$603,000	\$662,000	1,840	7	1911	Good	4,000	N	N	3920 GREENWOOD AVE N
11	11	193130	0975	01/23/12	\$435,000	\$582,000	1,840	7	1908	VGood	2,512	N	N	4014 LINDEN AVE N
11	12	193030	0660	12/10/13	\$620,000	\$695,000	1,860	7	1916	VGood	6,400	N	N	4118 DAYTON AVE N
11	10	812970	0915	06/10/13	\$822,000	\$969,000	2,120	7	1998	Avg	5,000	N	N	4230 GREENWOOD AVE N
11	10	952110	0297	09/17/12	\$247,000	\$312,000	790	8	2006	Avg	820	N	N	4522 DAYTON AVE N
11	12	132430	0024	05/22/13	\$399,999	\$474,000	820	8	2012	Avg	1,108	N	N	118 N 39TH ST
11	12	132430	0025	06/06/13	\$403,000	\$476,000	820	8	2012	Avg	1,176	N	N	114 N 39TH ST
11	10	952110	0301	05/07/14	\$339,950	\$365,000	820	8	2006	Avg	681	N	N	4516 DAYTON AVE N
11	12	132430	0026	06/26/13	\$378,000	\$444,000	840	8	2012	Avg	750	N	N	116 N 39TH ST
11	12	132430	0028	05/22/13	\$399,999	\$474,000	860	8	2012	Avg	984	N	N	110 N 39TH ST
11	13	197220	0380	03/12/13	\$395,000	\$477,000	1,010	8	1999	Avg	1,468	N	N	3610 A GREENWOOD AVE N
11	13	197220	0382	11/21/14	\$387,000	\$392,000	1,010	8	1999	Avg	948	N	N	3610 C GREENWOOD AVE N
11	13	197220	0383	08/20/13	\$399,950	\$463,000	1,010	8	1999	Avg	1,689	N	N	3610 D GREENWOOD AVE N
11	13	197220	0330	11/26/12	\$390,000	\$484,000	1,070	8	2008	Avg	1,470	N	N	3659 GREENWOOD AVE N
11	10	812970	0727	11/26/13	\$551,000	\$620,000	1,080	8	2008	Avg	1,657	Y	N	4316 B GREENWOOD AVE N
11	11	193130	0982	01/20/12	\$312,000	\$418,000	1,100	8	2006	Avg	1,126	Y	N	4018 A LINDEN AVE N
11	13	197220	0221	10/31/12	\$419,000	\$523,000	1,100	8	2004	Avg	1,220	N	N	3627 A PALATINE AVE N
11	11	569500	0142	10/24/14	\$420,000	\$429,000	1,100	8	2008	Avg	1,107	N	N	4222 A FREMONT AVE N
11	13	197220	0399	02/18/14	\$492,500	\$542,000	1,110	8	2008	Avg	1,068	N	N	3613 B PHINNEY AVE N
11	11	569500	0139	07/18/13	\$410,000	\$478,000	1,110	8	2008	Avg	1,101	N	N	4220 B FREMONT AVE N
11	10	812970	0711	07/25/12	\$505,000	\$646,000	1,130	8	2006	Avg	1,738	N	N	4308 A GREENWOOD AVE N

## Improved Sales Used in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	12	132430	0010	11/19/12	\$370,000	\$460,000	1,140	8	1999	Avg	1,472	N	N	212 C N 39TH ST
11	12	132430	0018	11/21/14	\$476,000	\$482,000	1,140	8	1999	Avg	1,332	N	N	206 A N 39TH ST
11	10	569350	0358	10/03/12	\$465,000	\$585,000	1,140	8	2007	Avg	1,316	N	N	4218 B EVANSTON AVE N
11	11	569500	0165	03/21/14	\$510,000	\$556,000	1,140	8	2008	Avg	1,870	N	N	4208 LINDEN AVE N
11	13	197220	0259	05/07/14	\$425,000	\$457,000	1,150	8	2008	Avg	1,027	N	N	3626 A PALATINE AVE N
11	13	197220	0227	10/07/14	\$459,000	\$471,000	1,160	8	2008	Avg	1,031	N	N	3637 B PALATINE AVE N
11	13	197220	0826	05/18/12	\$425,000	\$553,000	1,190	8	2004	Avg	1,236	N	N	3631 A EVANSTON AVE N
11	11	569500	0301	02/04/14	\$454,000	\$501,000	1,210	8	2013	Avg	849	N	N	4212 C LINDEN AVE N
11	11	569500	0302	02/20/14	\$449,000	\$493,000	1,210	8	2013	Avg	748	N	N	4212 B LINDEN AVE N
11	11	569500	0303	01/09/14	\$452,000	\$503,000	1,210	8	2013	Avg	1,552	N	N	4212 A LINDEN AVE N
11	12	181980	0165	08/08/13	\$750,000	\$870,000	1,240	8	2008	Avg	3,480	Y	N	4135 2ND AVE NW
11	12	132430	0670	08/21/13	\$489,000	\$565,000	1,250	8	2000	Avg	1,250	Y	N	4011 2ND AVE NW
11	11	197220	1392	11/07/12	\$423,000	\$527,000	1,250	8	2002	Avg	1,621	N	N	3840 FREMONT LN N
11	10	952110	0280	06/12/14	\$480,000	\$511,000	1,250	8	2005	Avg	1,103	Y	N	4513 B EVANSTON AVE N
11	13	197220	0322	10/30/13	\$524,000	\$594,000	1,260	8	2007	Avg	1,188	N	N	3643 GREENWOOD AVE N
11	13	197220	0323	03/16/12	\$440,000	\$581,000	1,260	8	2007	Avg	1,188	N	N	3641 GREENWOOD AVE N
11	13	197220	0325	09/19/14	\$530,000	\$547,000	1,260	8	2007	Avg	1,312	N	N	3647 GREENWOOD AVE N
11	13	197220	0751	05/19/14	\$485,000	\$520,000	1,260	8	2004	Avg	1,240	N	N	3648 A DAYTON AVE N
11	13	197220	0751	01/02/13	\$425,000	\$522,000	1,260	8	2004	Avg	1,240	N	N	3648 A DAYTON AVE N
11	13	197220	0246	11/19/13	\$490,000	\$553,000	1,270	8	2008	Avg	1,313	N	N	3638 B PALATINE AVE N
11	13	197220	0218	05/28/13	\$484,000	\$573,000	1,280	8	2004	Avg	1,313	N	N	3625 B PALATINE AVE N
11	10	812970	0256	09/04/13	\$470,000	\$541,000	1,280	8	2005	Avg	1,164	N	N	4416 A PHINNEY AVE N
11	10	812970	0257	06/25/13	\$462,000	\$543,000	1,280	8	2005	Avg	1,265	N	N	4416 B PHINNEY AVE N
11	10	952110	0269	06/28/12	\$370,000	\$477,000	1,280	8	2005	Avg	1,126	N	N	4509 A EVANSTON AVE N
11	10	952110	0273	03/01/12	\$353,500	\$468,000	1,280	8	2005	Avg	1,126	N	N	4511 B EVANSTON AVE N
11	11	569500	0299	02/07/14	\$534,000	\$589,000	1,290	8	2013	Avg	1,052	N	N	4214 A LINDEN AVE N
11	11	569500	0300	02/20/14	\$520,000	\$571,000	1,290	8	2013	Avg	799	N	N	4214 B LINDEN AVE N
11	13	197220	0326	12/04/12	\$468,000	\$579,000	1,300	8	2008	Avg	1,314	N	N	3635 A GREENWOOD AVE N
11	13	197220	0418	11/15/12	\$435,000	\$541,000	1,310	8	2003	Avg	1,288	N	N	3629 B PHINNEY AVE N
11	13	197220	0426	09/18/14	\$525,000	\$542,000	1,310	8	2007	Avg	1,268	N	N	3643 PHINNEY AVE N

## Improved Sales Used in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	13	197220	0832	03/05/12	\$437,000	\$579,000	1,310	8	2009	Avg	1,397	N	N	3633 A EVANSTON AVE N
11	11	952110	0865	03/26/13	\$499,950	\$601,000	1,310	8	2008	Avg	1,757	N	N	4509 LINDEN AVE N
11	10	569350	1030	03/21/12	\$430,000	\$567,000	1,320	8	2007	Avg	1,332	N	N	4415 DAYTON AVE N
11	11	569400	0706	08/13/14	\$535,000	\$559,000	1,320	8	2008	Avg	1,125	N	N	4316 LINDEN AVE N
11	9	798640	1291	07/05/13	\$596,000	\$698,000	1,320	8	1979	Avg	5,206	Y	N	131 NW 48TH ST
11	13	197220	0752	10/30/13	\$472,000	\$535,000	1,330	8	2004	Avg	1,271	N	N	3646 B DAYTON AVE N
11	10	952110	0292	02/07/14	\$419,000	\$462,000	1,340	8	2006	Avg	1,312	N	N	511 B N 46TH ST
11	13	197220	0411	01/30/13	\$472,000	\$576,000	1,350	8	2002	Avg	1,183	N	N	3625 A PHINNEY AVE N
11	13	197220	0412	06/20/12	\$449,950	\$581,000	1,350	8	2002	Avg	1,319	N	N	3623 A PHINNEY AVE N
11	13	197220	0413	12/17/14	\$545,000	\$548,000	1,350	8	2002	Avg	1,319	N	N	3623 B PHINNEY AVE N
11	13	197220	0251	11/13/13	\$502,000	\$567,000	1,360	8	2008	Avg	1,152	N	N	3634 A PALATINE AVE N
11	13	197220	0586	04/10/12	\$424,950	\$558,000	1,360	8	2003	Avg	1,283	N	N	3656 B FRANCIS AVE N
11	13	197220	0587	03/18/14	\$502,500	\$548,000	1,360	8	2003	Avg	1,335	N	N	3656 A FRANCIS AVE N
11	13	197220	0665	01/15/13	\$468,700	\$574,000	1,360	8	2005	Avg	909	N	N	3627 B DAYTON AVE N
11	13	197220	0408	05/30/12	\$439,950	\$571,000	1,370	8	2002	Avg	1,319	N	N	3617 B PHINNEY AVE N
11	9	798640	0520	06/05/13	\$695,000	\$820,000	1,370	8	1993	Avg	3,750	Y	N	230 NW 48TH ST
11	13	197220	0670	02/13/14	\$520,000	\$573,000	1,380	8	2008	Avg	1,463	N	N	3629 D DAYTON AVE N
11	13	197220	0672	09/30/13	\$517,000	\$591,000	1,380	8	2008	Avg	917	N	N	3629 B DAYTON AVE N
11	13	197220	0780	11/08/12	\$450,000	\$561,000	1,380	8	2003	Avg	1,200	N	N	3616 A DAYTON AVE N
11	11	952110	0866	06/18/14	\$482,000	\$512,000	1,380	8	2008	Avg	1,120	N	N	4507 LINDEN AVE N
11	11	952110	0867	07/11/14	\$475,000	\$501,000	1,380	8	2008	Avg	1,121	N	N	4507 A LINDEN AVE N
11	11	193130	1208	02/20/14	\$488,500	\$537,000	1,390	8	2008	Avg	775	N	N	721 N 42ND ST
11	13	197220	0667	06/29/12	\$499,950	\$644,000	1,390	8	2005	Avg	1,712	N	N	3627 D DAYTON AVE N
11	13	197220	0428	06/25/14	\$563,500	\$597,000	1,400	8	2007	Avg	1,312	N	N	3637 PHINNEY AVE N
11	13	197220	0698	05/28/14	\$474,800	\$507,000	1,400	8	2000	Avg	1,243	N	N	3657 B DAYTON AVE N
11	11	193130	0976	05/03/12	\$410,000	\$535,000	1,410	8	2012	Avg	1,092	N	N	4012 B LINDEN AVE N
11	11	193130	0977	05/03/12	\$395,000	\$516,000	1,410	8	2012	Avg	1,197	N	N	4012 A LINDEN AVE N
11	11	193130	0977	05/08/14	\$500,000	\$537,000	1,410	8	2012	Avg	1,197	N	N	4012 A LINDEN AVE N
11	13	197220	0137	09/19/13	\$562,500	\$645,000	1,430	8	2013	Avg	851	N	N	3617 B 1ST AVE NW
11	12	132430	0007	04/02/14	\$560,000	\$608,000	1,440	8	2013	Avg	1,065	N	N	3903 GREENWOOD AVE N

## Improved Sales Used in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	12	132430	0008	04/02/14	\$559,000	\$607,000	1,440	8	2013	Avg	1,065	N	N	3905 GREENWOOD AVE N
11	12	132430	0027	05/29/13	\$515,000	\$609,000	1,440	8	2012	Avg	988	N	N	112 N 39TH ST
11	9	751750	0315	05/22/13	\$780,000	\$924,000	1,450	8	1966	VGood	5,464	Y	N	4608 3RD AVE NW
11	13	197220	0696	10/06/14	\$521,000	\$535,000	1,460	8	2000	Avg	1,254	N	N	3655 A DAYTON AVE N
11	11	193130	1238	04/24/13	\$483,000	\$577,000	1,470	8	2000	Avg	780	N	N	718 N 41ST ST
11	11	193130	1240	01/23/13	\$450,000	\$550,000	1,470	8	2000	Avg	780	N	N	720 N 41ST ST
11	11	569400	0942	05/13/13	\$525,000	\$624,000	1,470	8	1999	Avg	1,343	N	N	721 N 43RD ST
11	9	751750	0557	11/26/12	\$425,000	\$527,000	1,470	8	2005	Avg	1,300	Y	N	4507 PALATINE AVE N
11	12	132430	0013	07/09/12	\$406,500	\$522,000	1,480	8	1999	Avg	1,045	N	N	212 B N 39TH ST
11	13	197220	0554	08/04/14	\$580,000	\$607,000	1,480	8	2014	Avg	1,026	N	N	3651 B FRANCIS AVE N
11	13	197220	0852	04/08/13	\$483,000	\$579,000	1,500	8	2004	Avg	1,224	N	N	3811 A EVANSTON AVE N
11	10	952110	0559	04/20/12	\$409,000	\$536,000	1,510	8	2004	Avg	1,227	N	N	618 B N 45TH ST
11	13	197220	0720	06/12/12	\$473,500	\$612,000	1,520	8	2006	Avg	1,269	N	N	3678 DAYTON AVE N
11	13	197220	0721	12/06/12	\$500,000	\$619,000	1,520	8	2006	Avg	1,081	N	N	3676 DAYTON AVE N
11	9	661000	0320	09/10/14	\$710,500	\$736,000	1,540	8	1917	Good	4,125	N	N	4418 BAKER AVE NW
11	10	569350	1100	07/31/14	\$640,000	\$671,000	1,560	8	2006	Avg	1,466	N	N	500 N 44TH ST
11	10	569350	1100	06/26/12	\$535,000	\$689,000	1,560	8	2006	Avg	1,466	N	N	500 N 44TH ST
11	10	569350	1102	10/30/14	\$598,500	\$610,000	1,560	8	2006	Avg	2,091	N	N	508 N 44TH ST
11	9	798640	1305	12/16/14	\$767,500	\$771,000	1,560	8	1951	Good	9,374	Y	N	201 NW 48TH ST
11	12	132430	0005	03/06/14	\$570,000	\$624,000	1,570	8	2013	Avg	1,436	N	N	218 N 39TH ST
11	13	197220	0138	10/17/13	\$574,950	\$655,000	1,600	8	2013	Avg	851	N	N	3617 C 1ST AVE NW
11	13	197220	0877	09/06/12	\$460,000	\$582,000	1,600	8	2006	Avg	1,123	N	N	517 N 39TH ST
11	13	197220	0879	11/25/13	\$540,000	\$608,000	1,600	8	2006	Avg	1,280	N	N	3839 EVANSTON AVE N
11	13	197220	0881	04/27/14	\$573,000	\$618,000	1,600	8	2006	Avg	1,227	N	N	3843 EVANSTON AVE N
11	13	197220	0882	06/04/14	\$586,500	\$625,000	1,600	8	2006	Avg	1,487	N	N	3845 EVANSTON AVE N
11	13	197220	0725	03/08/13	\$531,000	\$642,000	1,604	8	2006	Avg	1,248	N	N	3670 B DAYTON AVE N
11	13	197220	0725	02/27/14	\$560,000	\$614,000	1,604	8	2006	Avg	1,248	N	N	3670 B DAYTON AVE N
11	10	569350	0856	03/26/14	\$625,000	\$680,000	1,620	8	2013	Avg	1,633	N	N	4313 EVANSTON AVE N
11	9	661000	0440	10/16/13	\$647,800	\$738,000	1,620	8	1964	Good	5,500	Y	N	4321 2ND AVE NW
11	13	197220	0555	07/14/14	\$610,000	\$643,000	1,630	8	2014	Avg	1,500	N	N	3653 FRANCIS AVE N

## Improved Sales Used in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	13	197220	0556	07/03/14	\$609,000	\$644,000	1,630	8	2014	Avg	1,526	N	N	3655 FRANCIS AVE N
11	11	569400	1061	06/20/14	\$587,206	\$623,000	1,640	8	1999	Avg	1,710	N	N	719 N 43RD ST
11	11	569400	1063	09/05/12	\$523,000	\$662,000	1,640	8	1999	Avg	1,520	N	N	713 N 43RD ST
11	11	952110	0844	04/11/14	\$700,000	\$758,000	1,640	8	2008	Avg	1,356	N	N	4500 FREMONT AVE N
11	13	197220	0553	08/04/14	\$619,000	\$648,000	1,650	8	2014	Avg	946	N	N	3651 A FRANCIS AVE N
11	13	197220	0722	01/31/12	\$464,900	\$621,000	1,650	8	2006	Avg	1,431	N	N	509 N 39TH ST
11	12	132430	0006	02/18/14	\$589,000	\$648,000	1,660	8	2013	Avg	1,372	N	N	3909 GREENWOOD AVE N
11	13	197220	0136	09/19/13	\$603,000	\$692,000	1,660	8	2013	Avg	1,475	N	N	3617 A 1ST AVE NW
11	11	569400	1067	11/13/12	\$506,500	\$630,000	1,680	8	1999	Avg	1,200	N	N	715 N 43RD ST
11	12	181980	0225	04/02/13	\$657,720	\$790,000	1,690	8	2002	Avg	4,360	Y	N	4112 2ND AVE NW
11	11	569400	0768	09/22/14	\$550,000	\$567,000	1,700	8	2002	Avg	1,481	N	N	4313 B LINDEN AVE N
11	13	197220	0728	11/24/14	\$630,500	\$638,000	1,766	8	2006	Avg	1,300	N	N	3672 A DAYTON AVE N
11	11	197220	1511	01/14/13	\$530,500	\$650,000	1,770	8	2012	Avg	1,714	N	N	3810 LINDEN AVE N
11	11	952110	0845	02/27/13	\$567,000	\$687,000	1,770	8	2008	Avg	1,427	N	N	4504 A FREMONT AVE N
11	13	197220	0305	11/25/13	\$512,000	\$577,000	1,800	8	2002	Avg	2,100	N	N	3617 GREENWOOD AVE N
11	10	812970	0279	04/07/14	\$549,000	\$595,000	1,800	8	1997	Avg	1,525	N	N	4428 PHINNEY AVE N
11	10	812970	0565	10/08/14	\$601,450	\$618,000	1,840	8	2001	Avg	1,500	N	N	4318 B PHINNEY AVE N
11	10	812970	0565	03/06/14	\$590,000	\$646,000	1,840	8	2001	Avg	1,500	N	N	4318 B PHINNEY AVE N
11	10	569350	0855	06/09/14	\$737,000	\$785,000	1,880	8	2013	Avg	2,118	N	N	4315 EVANSTON AVE N
11	10	812970	0278	10/15/13	\$578,000	\$658,000	1,910	8	1997	Avg	2,142	Y	N	4426 PHINNEY AVE N
11	10	812970	0081	01/17/12	\$638,500	\$855,000	1,920	8	2011	Avg	2,368	Y	N	302 N 44TH ST
11	10	812970	0412	07/16/12	\$509,000	\$653,000	1,970	8	2006	Avg	1,694	N	N	4324 A FRANCIS AVE N
11	10	751750	0611	05/21/14	\$720,000	\$771,000	2,020	8	2000	Avg	1,159	Y	N	208 N 45TH ST
11	10	812970	0566	08/26/13	\$557,200	\$643,000	2,080	8	2001	Avg	2,000	N	N	4318 A PHINNEY AVE N
11	10	812970	0644	07/03/14	\$715,000	\$756,000	2,080	8	1997	Avg	2,250	Y	N	4327 PHINNEY AVE N
11	9	798640	0360	07/17/14	\$770,000	\$811,000	2,160	8	1926	Good	5,000	Y	N	220 NW 49TH ST
11	12	181980	0310	08/08/13	\$945,000	\$1,097,000	2,180	8	2013	Avg	4,400	Y	N	219 NW 41ST ST
11	10	812970	0713	04/12/13	\$675,000	\$808,000	2,180	8	2006	Avg	1,741	N	N	4310 B GREENWOOD AVE N
11	12	193030	1430	05/29/13	\$855,600	\$1,012,000	2,580	8	1909	VGood	4,000	Y	N	4123 PHINNEY AVE N
11	9	751750	0440	10/30/12	\$810,000	\$1,012,000	2,660	8	2004	Avg	3,600	Y	N	4501 2ND AVE NW

## Improved Sales Used in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	12	193030	1580	07/29/13	\$910,000	\$1,059,000	1,100	9	2010	Avg	3,200	Y	N	416 N 40TH ST
11	13	197220	0845	01/04/12	\$427,000	\$574,000	1,260	9	2011	Avg	1,255	N	N	3809 B EVANSTON AVE N
11	13	197220	0845	07/18/13	\$510,000	\$595,000	1,260	9	2011	Avg	1,255	N	N	3809 B EVANSTON AVE N
11	13	197220	0848	01/04/12	\$455,000	\$611,000	1,470	9	2011	Avg	1,300	N	N	3807 B EVANSTON AVE N
11	13	197220	0256	09/11/12	\$539,000	\$682,000	1,520	9	2012	Avg	1,210	N	N	3628 B PALATINE AVE N
11	13	197220	0249	07/19/12	\$539,000	\$691,000	1,530	9	2012	Avg	1,125	N	N	3630 B PALATINE AVE N
11	13	197220	0249	08/16/13	\$566,000	\$655,000	1,530	9	2012	Avg	1,125	N	N	3630 B PALATINE AVE N
11	9	661000	0591	10/21/14	\$1,205,000	\$1,232,000	1,570	9	2005	Avg	5,500	Y	N	4229 1ST AVE NW
11	10	812970	0055	01/25/12	\$559,000	\$747,000	1,570	9	2011	Avg	1,616	N	N	4411 PHINNEY AVE N
11	10	812970	0065	01/30/12	\$559,000	\$746,000	1,570	9	2011	Avg	1,616	N	N	4405 PHINNEY AVE N
11	10	812970	0027	11/30/12	\$555,000	\$688,000	1,580	9	1999	Avg	1,397	Y	N	4423 PHINNEY AVE N
11	13	197220	0255	07/19/12	\$539,000	\$691,000	1,610	9	2012	Avg	1,814	N	N	3628 A PALATINE AVE N
11	12	744500	0116	04/03/12	\$750,000	\$986,000	1,630	9	2011	Avg	3,013	Y	N	4115 1ST AVE NW
11	13	197220	0846	01/04/12	\$473,000	\$635,000	1,640	9	2011	Avg	1,142	N	N	3809 A EVANSTON AVE N
11	13	197220	0254	07/19/12	\$549,000	\$703,000	1,690	9	2012	Avg	1,351	N	N	3630 A PALATINE AVE N
11	10	812970	0057	01/05/12	\$525,000	\$705,000	1,720	9	2011	Avg	1,271	Y	N	4409 B PHINNEY AVE N
11	10	812970	0057	08/16/13	\$625,000	\$724,000	1,720	9	2011	Avg	1,271	Y	N	4409 B PHINNEY AVE N
11	10	812970	0066	01/05/12	\$540,000	\$725,000	1,720	9	2011	Avg	1,271	Y	N	4407 A PHINNEY AVE N
11	10	812970	0067	01/05/12	\$540,000	\$725,000	1,720	9	2011	Avg	1,284	Y	N	4407 B PHINNEY AVE N
11	13	197220	0847	07/18/14	\$625,000	\$658,000	1,730	9	2011	Avg	1,301	N	N	3807 A EVANSTON AVE N
11	13	197220	0847	01/03/12	\$450,000	\$605,000	1,730	9	2011	Avg	1,301	N	N	3807 A EVANSTON AVE N
11	9	798640	0492	04/10/14	\$800,000	\$867,000	2,190	9	2013	Avg	3,750	Y	N	221 NW 50TH ST
11	10	812970	0575	04/21/14	\$741,400	\$801,000	2,200	9	2002	Avg	2,500	N	N	4320 PHINNEY AVE N
11	13	197220	0745	11/15/12	\$627,500	\$781,000	2,240	9	2001	Avg	2,499	N	N	3654 DAYTON AVE N
11	9	798640	0645	04/15/14	\$960,000	\$1,039,000	2,270	9	2001	Avg	6,000	Y	N	202 NW 48TH ST
11	9	661000	0756	09/26/12	\$810,000	\$1,020,000	2,380	9	2012	Avg	4,146	N	N	4310 1ST AVE NW
11	9	661000	0755	08/14/12	\$791,781	\$1,008,000	2,560	9	2012	Avg	4,150	Y	N	4314 1ST AVE NW
11	9	661000	0861	06/14/13	\$915,000	\$1,078,000	2,580	9	1988	Good	3,300	Y	N	102 N 42ND ST
11	9	751750	0410	09/23/13	\$880,000	\$1,008,000	3,290	9	2008	Avg	4,368	Y	N	222 NW 45TH ST
11	9	798640	1280	04/03/13	\$740,000	\$888,000	2,040	10	1994	Avg	4,685	Y	N	125 NW 48TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	9	798640	1280	05/22/12	\$699,000	\$908,000	2,040	10	1994	Avg	4,685	Y	N	125 NW 48TH ST
11	10	569350	0971	12/30/13	\$1,002,580	\$1,118,000	2,550	10	2013	Avg	2,107	N	N	465 N 44TH ST

## Improved Sales Removed in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	7	045500	0005	03/25/13	\$271,346	DOR RATIO; OBSOLESCENCE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	7	045500	0085	07/18/14	\$12,413	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	7	045500	0335	05/05/14	\$250,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
3	7	045500	0395	05/23/14	\$606,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	7	204350	0015	03/01/13	\$565,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	7	445480	0045	04/25/14	\$682,686	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	8	686520	0340	01/31/14	\$552,500	OBSOLESCENCE; SHORT SALE
3	8	686520	0641	04/23/13	\$515,389	FORCED SALE; EXEMPT FROM EXCISE TAX
3	7	751750	0055	01/16/13	\$505,000	DIAGNOSTIC OUTLIER-MODEL DEVELOPMENT EXCLUSION
3	7	798640	0015	09/17/12	\$360,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	7	798640	0100	11/14/14	\$325,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	7	798640	0275	08/23/12	\$200,000	NO MARKET EXPOSURE
3	7	798640	0945	06/13/13	\$350,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	7	798640	0945	10/10/14	\$775,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	7	798640	1195	10/24/12	\$488,000	UNFINISHED AREA
3	7	928780	0225	09/26/14	\$520,160	OBSOLESCENCE
3	7	928780	0255	06/13/12	\$187,500	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	7	928780	2315	11/12/13	\$589,000	TEAR DOWN
3	7	928780	2520	04/02/13	\$1,213,500	OBSOLESCENCE
3	7	928780	2810	07/16/13	\$651,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	8	952110	0031	03/18/13	\$419,000	TEAR DOWN
3	8	952110	0106	08/26/14	\$440,000	OBSOLESCENCE
3	8	952110	0130	05/09/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	8	952110	0155	08/11/12	\$200,000	DOR RATIO; OBSOLESCENCE; QUIT CLAIM DEED; STATEMENT TO DOR
3	8	952110	0165	09/17/12	\$475,000	OBSOLESCENCE
3	8	952110	0195	05/21/12	\$468,000	OBSOLESCENCE
3	8	952110	0410	05/01/13	\$675,000	TEAR DOWN; SEGREGATION AND/OR MERGER
3	8	952110	0411	11/26/14	\$585,000	PERCENT COMPLETE<100
3	8	952110	0412	11/26/14	\$609,000	PERCENT COMPLETE<100



## Improved Sales Removed in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	8	952110	0426	10/03/12	\$855,000	NO MARKET EXPOSURE
3	8	952110	0436	11/23/13	\$625,000	OBSOLESCENCE
3	8	952110	0465	10/13/14	\$645,000	OBSOLESCENCE
3	8	952110	0526	11/12/12	\$500,000	OBSOLESCENCE
3	8	952110	0755	04/24/13	\$518,000	OBSOLESCENCE
3	8	952110	0775	04/04/14	\$698,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	8	952110	0910	04/11/12	\$356,500	FORCED SALE; FINANCIAL INSTITUTION RESALE
3	8	952110	0911	06/05/12	\$332,400	FINANCIAL INSTITUTION RESALE; NON REPRESENTATIVE SALE
3	8	952110	0912	01/10/12	\$346,000	FINANCIAL INSTITUTION RESALE; NON REPRESENTATIVE SALE
3	8	952110	0997	03/11/13	\$541,500	RELOCATION - SALE TO SERVICE
3	8	952110	1015	06/26/14	\$725,000	OBSOLESCENCE
3	8	952110	1040	12/03/13	\$450,000	OBSOLESCENCE
3	8	952110	1040	02/13/13	\$386,373	OBSOLESCENCE; FORCED SALE; EXEMPT FROM EXCISE TAX
3	8	952110	1045	06/25/12	\$400,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	8	952110	1055	08/27/14	\$720,000	OBSOLESCENCE
3	8	952110	1070	02/19/14	\$350,000	OBSOLESCENCE
3	8	952110	1080	12/13/12	\$307,200	OBSOLESCENCE
3	8	952110	1085	08/27/12	\$381,500	OBSOLESCENCE
3	8	952110	1090	07/17/12	\$355,000	SEGREGATION AND/OR MERGER
3	8	952110	1096	07/16/13	\$850,000	OBSOLESCENCE
3	8	952110	1183	03/11/13	\$470,000	NO MARKET EXPOSURE
3	8	952210	0165	10/23/12	\$323,259	DOR RATIO; FORCED SALE; EXEMPT FROM EXCISE TAX
3	8	952210	0306	06/18/12	\$720,000	OBSOLESCENCE
3	7	952310	0501	09/18/14	\$765,000	OBSOLESCENCE
3	7	952310	0595	02/20/14	\$605,000	OBSOLESCENCE
3	7	952310	0605	05/15/12	\$330,000	TEAR DOWN
3	7	952310	0714	03/21/12	\$420,000	SHORT SALE; FORCED SALE
3	7	952310	1370	03/11/14	\$630,000	OBSOLESCENCE
3	7	952310	1422	10/18/13	\$395,500	FORCED SALE; EXEMPT FROM EXCISE TAX



## Improved Sales Removed in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	6	952310	1695	12/18/12	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	6	952310	1715	12/09/13	\$169,000	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
3	6	952310	1861	09/13/13	\$499,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	6	952310	1945	05/20/13	\$565,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	6	952310	1975	10/09/12	\$675,000	NO MARKET EXPOSURE
3	6	952310	2520	04/17/13	\$553,000	NO MARKET EXPOSURE
3	6	952310	2660	03/25/14	\$465,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	6	952310	3000	10/20/14	\$780,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	6	952310	3170	10/16/14	\$540,000	TEAR DOWN; SEGREGATION AND/OR MERGER
3	6	952310	3660	07/05/13	\$706,100	IMP. COUNT > 1
3	6	952310	3835	04/17/14	\$1,075,000	OBSOLESCENCE
3	6	952310	4051	01/24/13	\$503,261	FORCED SALE; EXEMPT FROM EXCISE TAX
3	6	952310	4345	12/18/14	\$825,000	DIAGNOSTIC OUTLIER-MODEL DEVELOPMENT EXCLUSION
3	6	952310	4425	05/02/12	\$886,830	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE;
3	7	953010	0025	02/07/14	\$680,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
3	7	953010	0200	07/30/13	\$425,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	7	953010	0525	04/26/12	\$391,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	7	953010	1075	04/23/12	\$373,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	7	953010	1170	07/10/14	\$825,000	SHORT SALE; FORCED SALE
3	7	953010	1320	07/30/12	\$308,000	NO MARKET EXPOSURE
3	7	953010	1510	09/07/13	\$300,000	NO MARKET EXPOSURE
3	7	953010	1684	10/09/13	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR; TEAR DOWN
3	7	953010	1880	10/20/14	\$1,305,500	PERCENT COMPLETE<100
8	1	233130	0006	03/08/12	\$270,000	OBSOLESCENCE; IMP CHARACTERISTICS CHANGED SINCE SALE
8	1	270810	0110	10/03/12	\$265,000	OBSOLESCENCE
8	3	336240	0045	09/14/12	\$125,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
8	3	336240	0050	10/09/12	\$128,750	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
8	3	336240	0135	04/18/13	\$262,500	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K; RELATED PARTY, FRIEND, OR NEIGHBOR
8	3	336240	0135	12/11/13	\$242,500	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K; RELATED PARTY, FRIEND, OR NEIGHBOR



## Improved Sales Removed in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	2	336240	0230	03/08/12	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
8	2	336240	0240	07/05/12	\$470,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	2	336240	0286	12/30/12	\$408,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	2	336240	0450	07/30/13	\$469,950	FORCED SALE; EXEMPT FROM EXCISE TAX
8	2	336240	0460	06/11/12	\$393,950	TENANT
8	2	336240	0535	07/28/14	\$750,000	IMP. COUNT > 1
8	2	336240	0650	05/01/14	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	3	336240	0705	09/10/13	\$446,500	SEGREGATION AND/OR MERGER
8	2	336240	0830	07/22/13	\$260,921	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
8	2	336240	0951	06/19/13	\$432,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
8	2	336240	1006	12/17/13	\$729,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	2	336240	1123	06/18/14	\$175,000	TEAR DOWN
8	2	336240	1150	07/29/13	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	2	336240	1630	06/05/12	\$707,500	OBSOLESCENCE
8	2	336240	1815	06/24/13	\$438,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	2	336240	1815	09/30/14	\$764,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	2	336290	0066	03/13/12	\$302,000	TEAR DOWN
8	1	336290	0101	08/14/12	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	336290	0166	03/19/12	\$296,000	SHORT SALE; FORCED SALE
8	1	336290	0200	04/24/12	\$494,000	OBSOLESCENCE
8	2	336290	0685	12/29/14	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	2	336290	0696	10/20/14	\$415,000	DIAGNOSTIC OUTLIER-MODEL DEVELOPMENT EXCLUSION
8	1	336340	0360	05/23/13	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
8	1	336340	0360	01/23/14	\$945,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	2	336340	0450	07/24/13	\$265,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	2	336340	0450	12/20/12	\$442,100	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	2	336340	0625	11/05/12	\$228,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	2	336340	0625	05/14/14	\$329,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	1	336390	0111	12/03/14	\$437,500	DIAGNOSTIC OUTLIER-MODEL DEVELOPMENT EXCLUSION



## Improved Sales Removed in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	3	379700	0025	09/12/12	\$304,215	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	3	379700	0025	02/21/13	\$261,200	FINANCIAL INSTITUTION RESALE; FORCED SALE
8	3	379700	0035	12/11/13	\$371,000	FORCED SALE; EXEMPT FROM EXCISE TAX
8	3	379700	0035	05/21/14	\$430,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	3	379700	0810	05/09/12	\$235,400	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	3	379700	1100	08/05/14	\$530,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	2	379700	1375	03/13/12	\$299,900	FINANCIAL INSTITUTION RESALE; FORCED SALE
8	2	379700	1405	05/01/13	\$260,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	2	379700	1700	07/31/13	\$550,000	TEAR DOWN; SEGREGATION AND/OR MERGER
8	3	379700	2025	12/06/13	\$325,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	2	379700	2545	05/29/14	\$653,000	NO MARKET EXPOSURE
8	2	379700	2585	07/09/14	\$660,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	5	643000	0205	01/10/13	\$577,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	5	643000	0275	09/26/13	\$220,000	NO MARKET EXPOSURE
8	5	643000	0505	07/29/14	\$830,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	5	643000	0505	07/27/12	\$730,000	SEGREGATION AND/OR MERGER
8	5	643050	0072	05/07/14	\$227,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	5	643050	0085	08/07/12	\$190,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	5	643050	0180	09/12/12	\$411,262	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	5	643050	0180	03/14/13	\$391,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	5	643050	0186	11/04/14	\$800,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	5	643050	0240	12/12/13	\$530,000	TEAR DOWN; SEGREGATION AND/OR MERGER
8	5	643050	0303	06/27/14	\$2,000,000	MULTI-PARCEL SALE;
8	5	643050	0311	02/20/14	\$402,000	OBSOLESCENCE
8	5	643050	0318	08/14/13	\$355,000	OBSOLESCENCE
8	4	643100	0015	12/12/13	\$428,500	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	5	643100	0105	12/10/13	\$617,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	5	643100	0135	04/11/12	\$337,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	5	643100	0196	06/04/14	\$519,000	SALE DATA DOES NOT MATCH ASSESSED VALUE



## Improved Sales Removed in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	5	643100	0225	10/01/13	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	5	643100	0280	10/24/12	\$290,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	5	643100	0280	01/25/13	\$354,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	4	643100	0496	08/02/13	\$127,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	4	643100	0525	06/20/12	\$215,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	5	643100	0976	05/14/13	\$485,000	OBSOLESCENCE
8	5	643100	0988	10/09/13	\$123,824	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	1	669050	0060	07/24/14	\$530,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	1	669050	0240	02/13/13	\$412,000	IMP. COUNT > 1
11	10	085000	0225	04/23/13	\$375,000	DIAGNOSTIC OUTLIER-MODEL DEVELOPMENT EXCLUSION
11	12	132430	0005	01/30/13	\$325,000	TEAR DOWN; SEGREGATION AND/OR MERGER
11	12	132430	0006	01/30/13	\$450,000	TEAR DOWN; SEGREGATION AND/OR MERGER
11	12	132430	0290	12/26/14	\$485,000	DIAGNOSTIC OUTLIER-MODEL DEVELOPMENT EXCLUSION
11	12	132430	0395	04/24/14	\$357,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	12	132430	0655	03/28/13	\$236,378	DOR RATIO; CORRECTION DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	12	132430	0692	07/13/12	\$512,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	12	181980	0024	10/31/12	\$535,000	PREVIOUS IMP. VALUE <= 25K
11	12	181980	0315	08/01/14	\$280,000	IMP. COUNT > 1
11	12	193030	0045	12/28/12	\$535,000	OBSOLESCENCE
11	12	193030	0115	07/11/12	\$240,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
11	12	193030	0305	10/28/14	\$450,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	12	193030	0855	11/28/12	\$575,000	NO MARKET EXPOSURE
11	12	193030	0915	08/20/14	\$525,000	TEAR DOWN
11	12	193030	0915	06/07/13	\$412,000	TEAR DOWN
11	12	193030	1245	11/18/14	\$203,277	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	12	193030	1245	03/07/13	\$340,838	FORCED SALE
11	11	193130	0825	07/22/14	\$535,000	TEAR DOWN
11	11	193130	0850	05/27/14	\$427,000	OBSOLESCENCE
11	11	193130	0870	05/28/14	\$355,000	OBSOLESCENCE

## Improved Sales Removed in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	11	193130	1000	01/23/14	\$523,000	TEAR DOWN
11	11	193130	1085	04/03/14	\$300,000	OBSOLESCENCE
11	11	193130	1090	06/29/12	\$361,500	OBSOLESCENCE
11	13	197220	0091	02/27/14	\$275,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
11	13	197220	0140	11/07/13	\$562,500	DIAGNOSTIC OUTLIER-MODEL DEVELOPMENT EXCLUSION
11	13	197220	0140	10/14/13	\$600,000	NO MARKET EXPOSURE
11	13	197220	0408	05/15/12	\$439,950	RELOCATION - SALE TO SERVICE
11	13	197220	0413	12/17/14	\$545,000	RELOCATION - SALE TO SERVICE
11	13	197220	0420	04/15/14	\$700,000	OBSOLESCENCE; TEAR DOWN
11	13	197220	0555	07/26/13	\$590,000	TEAR DOWN; SEGREGATION AND/OR MERGER
11	13	197220	0672	09/30/13	\$517,000	RELOCATION - SALE TO SERVICE
11	13	197220	0720	06/15/12	\$177,681	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
11	13	197220	0750	08/21/13	\$180,300	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	13	197220	0845	07/09/13	\$510,000	RELOCATION - SALE TO SERVICE
11	13	197220	0881	04/27/14	\$573,000	RELOCATION - SALE TO SERVICE
11	13	197220	1210	12/27/12	\$474,575	TEAR DOWN
11	13	197220	1315	09/26/13	\$379,000	CHANGE OF USE
11	13	197220	1320	09/25/13	\$494,500	CHANGE OF USE
11	11	197220	1510	03/10/12	\$385,000	SEGREGATION AND/OR MERGER
11	14	197220	3700	06/17/13	\$83,739	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
11	10	569350	0220	08/02/12	\$188,750	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
11	10	569350	0240	11/07/13	\$600,000	OBSOLESCENCE
11	10	569350	0250	04/23/13	\$545,000	OBSOLESCENCE; NO MARKET EXPOSURE
11	10	569350	0361	01/17/12	\$335,000	SHORT SALE; NON-REPRESENTATIVE SALE
11	10	569350	0505	11/21/14	\$580,000	OBSOLESCENCE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	10	569350	0665	12/04/14	\$300,000	NO MARKET EXPOSURE
11	10	569350	0800	05/22/12	\$787,000	OBSOLESCENCE
11	10	569350	0815	01/25/13	\$580,000	OBSOLESCENCE
11	10	569350	0855	02/20/13	\$320,000	TEAR DOWN; SEGREGATION AND/OR MERGER



## Improved Sales Removed in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	10	569350	0940	10/01/14	\$801,000	OBSOLESCENCE
11	10	569350	0970	10/30/12	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
11	11	569400	0545	12/19/12	\$550,000	OBSOLESCENCE
11	11	569400	0710	11/07/14	\$352,950	IMP IN POOR CONDITION
11	11	569400	0710	03/03/14	\$250,000	NO MARKET EXPOSURE
11	11	569400	1130	02/26/14	\$415,000	OBSOLESCENCE
11	11	569400	1170	10/01/14	\$675,000	TEAR DOWN; SEGREGATION AND/OR MERGER
11	11	569500	0270	11/03/14	\$660,000	PERCENT COMPLETE<100
11	11	569500	0270	10/15/13	\$325,000	TEAR DOWN; SEGREGATION AND/OR MERGER
11	11	569500	0272	10/28/14	\$629,950	PERCENT COMPLETE<100
11	11	569500	0300	11/15/12	\$512,500	TEAR DOWN; SEGREGATION AND/OR MERGER
11	9	661000	0080	06/07/13	\$340,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	9	661000	0175	10/11/13	\$282,400	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
11	9	661000	0325	02/06/14	\$504,100	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
11	9	661000	0780	06/04/12	\$278,000	QUIT CLAIM DEED
11	10	661000	0970	07/10/13	\$590,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	12	744500	0115	05/27/14	\$725,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	9	751750	0145	04/23/14	\$558,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	9	751750	0290	05/20/13	\$596,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	9	751750	0315	12/17/12	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	9	798640	0345	10/22/12	\$448,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	9	798640	0640	01/14/14	\$472,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	9	798640	1280	08/16/14	\$813,000	DIAGNOSTIC OUTLIER-MODEL DEVELOPMENT EXCLUSION
11	10	812970	0085	09/24/14	\$597,000	DIAGNOSTIC OUTLIER-MODEL DEVELOPMENT EXCLUSION
11	10	812970	0105	03/20/13	\$490,000	OBSOLESCENCE
11	10	812970	0175	12/10/12	\$590,000	OBSOLESCENCE
11	10	812970	0360	08/29/12	\$221,252	DOR RATIO; OBSOLESCENCE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	10	812970	0480	09/17/13	\$679,950	OBSOLESCENCE
11	10	812970	0580	04/25/12	\$430,000	NON-REPRESENTATIVE SALE



## Improved Sales Removed in This Annual Update Analysis

### Area 042 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	10	812970	0710	12/10/13	\$476,361	FORCED SALE; EXEMPT FROM EXCISE TAX
11	10	952110	0297	05/22/12	\$287,999	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
11	10	952110	0559	03/19/12	\$313,700	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE
11	10	952110	0559	10/30/14	\$154,392	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	10	952110	0560	10/03/14	\$267,500	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	10	952110	0585	06/13/14	\$499,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	10	952110	0595	10/04/12	\$390,000	OBSOLESCENCE
11	11	952110	0880	09/16/14	\$588,000	OBSOLESCENCE
11	11	952110	0880	03/25/12	\$450,000	OBSOLESCENCE
11	10	952210	0485	05/15/14	\$585,000	OBSOLESCENCE
11	12	990600	0030	03/21/13	\$1,250,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	12	990600	0035	04/15/14	\$1,500	DOR RATIO; EASEMENT OR RIGHT-OF-WAY

## Vacant Sales Used in this Annual Update Analysis

### Area 042

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
3	7	798640	0290	09/10/12	\$280,000	4,500	Y	N
3	7	798640	0385	03/21/14	\$385,000	3,000	Y	N
3	7	928780	0440	05/13/13	\$220,000	2,500	Y	N
3	6	952310	2940	05/08/13	\$315,000	5,000	N	N
3	7	953010	1880	06/18/13	\$435,000	6,000	Y	N
8	1	009100	0120	12/20/12	\$325,000	4,000	N	N
8	2	181480	1205	04/03/13	\$315,000	3,360	N	N
8	2	336240	0280	06/26/12	\$360,000	5,000	N	N
8	2	336240	1006	11/13/12	\$247,500	6,222	N	N
8	2	336290	0595	05/09/12	\$225,000	6,077	N	N
8	2	336290	0675	03/14/12	\$248,300	6,180	N	N
8	2	336290	0781	09/26/14	\$350,000	4,635	N	N
8	1	336340	0125	02/25/13	\$401,000	6,180	N	N
8	2	379700	0600	03/15/13	\$315,000	3,000	N	N
8	3	379700	2220	04/23/14	\$350,000	4,500	N	N
8	5	643100	0103	01/03/13	\$250,000	3,750	N	N
11	12	181980	0310	12/13/12	\$220,000	4,400	Y	N
11	13	197220	0755	04/29/13	\$640,000	1,430	N	N

## Vacant Sales Removed in this Annual Update Analysis

### Area 042

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	6	952310	4177	07/25/13	\$325,000	NON-REPRESENTATIVE SALE
8	2	379700	0600	11/07/12	\$359,092	FORCED SALE; EXEMPT FROM EXCISE TAX
11	11	193130	1130	05/09/13	\$512,000	SEGREGATION AND/OR MERGER
11	13	197220	0190	08/28/13	\$660,000	SEGREGATION AND/OR MERGER
11	13	197220	0755	07/29/14	\$700,000	PERSONAL PROPERTY INCLUDED; CORPORATE AFFILIATES
11	12	744500	0055	11/19/13	\$450,000	SEGREGATION AND/OR MERGER

# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

## Definition and date of value estimate:

### Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65).

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

### Highest and Best Use

#### **RCW 84.40.030**

*All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

*An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*

**WAC 458-07-030 (3) True and fair value -- Highest and best use.**

*Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

**Date of Value Estimate**

**RCW 84.36.005**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.*

**RCW 36.21.080**

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.*

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

## Property Rights Appraised: Fee Simple

### **Wash Constitution Article 7 § 1 Taxation:**

*All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

### **Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)**

*...the entire [fee] estate is to be assessed and taxed as a unit...*

### **Folsom v. Spokane County, 111 Wn. 2d 256 (1988)**

*...the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee...*

### **The Dictionary of Real Estate Appraisal, 3rd Addition, Appraisal Institute.**

*Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*

## Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.

8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

### **Scope of Work Performed:**

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

## Certification:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the "appraisal team" and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.

None

Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below:

To the best of my knowledge the following services were performed by me within the subject area in the last three years:

- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Physical Inspection Model Development and Report Preparation
- Land and total Valuation
- New Construction Evaluation

*Steve Olson*

Appraiser II

8/5/2015

Date



## King County

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**Lloyd Hara**  
**Assessor**

As we start preparations for the 2015 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2015 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara  
King County Assessor